



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

September 6, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON PLAN AMENDMENT 2006-00008-(3), ZONE CHANGE No. 2006-00009-(3), AND CHANGES TO TITLE 21 (SUBDIVISION ORDINANCE) AND TITLE 22 (ZONING ORDINANCE), RELATING TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM (THIRD SUPERVISORIAL DISTRICT) (3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Find that the recommended Santa Monica Mountains Local Coastal Program is consistent with the County of Los Angeles General Plan.
2. Signify your intent to adopt Plan Amendment 2006-00008-(3) repealing the 1986 Malibu Land Use Plan and adopting the Santa Monica Mountains Coastal Zone Plan.
3. Signify your intent to adopt Zone Change No. 2006-00009-(3) and an ordinance containing the proposed modifications to Title 21 (Subdivision Ordinance) and Title 22 (Planning and Zoning Ordinance), and determine that they are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.
4. Direct the Department of Regional Planning to submit the Santa Monica Mountains Local Coastal Program to the California Coastal Commission for its review and certification.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The California Coastal Act requires coastal cities and counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called a local coastal program (LCP). An LCP is comprised of both a land use plan, and other actions to implement the land use plan including zoning and subdivision

ordinances and a zoning consistency program. Currently, the County does not have an LCP for the Santa Monica Mountains. Although the County has a certified land use plan (the 1986 Malibu Land Use Plan, or LUP), the implementing measures were never completed. As a result, applicants currently need to obtain coastal development permits through the California Coastal Commission.

Under the proposed Santa Monica Mountains Local Coastal Program, the 1986 LUP will be replaced by a new LUP containing many of the goals and policies of the 1986 plan, but revised and updated to reflect current thinking. The new LUP format and many of its goals and policies are similar to the Santa Monica Mountains North Area Plan, which was adopted by your Board in 2000 and guides development in the unincorporated portion of the Santa Monica Mountains north of the Coastal Zone. Several maps are part of the new LUP, including land use policy, Sensitive Environmental Resource Areas, Scenic Resources, and Recreation. (See attached "Project Summary.")

The proposed zone changes are necessary to make the zoning consistent with the land use policy map. Zone changes will affect over 50,560 acres in the Santa Monica Mountains Coastal Zone.

The main feature of the proposed implementing ordinance is the Santa Monica Mountains Coastal Zone Community Standards District (CSD), which provides detailed standards and procedures for future development. This CSD will fully implement the land use plan. A new zone, the Rural-Coastal Zone, is also being proposed for the Santa Monica Mountains Coastal Zone. The R-C Zone, which will only apply within the Santa Monica Mountains Coastal Zone, has been customized to accommodate the unique lifestyle and address the development constraints of the Santa Monica Mountains.

The preparation of the proposed LCP is necessary to comply with the Coastal Act, and certification will transfer coastal development permitting authority from the Coastal Commission to the County.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed Santa Monica Mountains Local Coastal Program promotes the County's Strategic Plan goal of Service Excellence. The proposed LCP has been carefully researched and analyzed to ensure that it is protective of public health and safety and the environment and is responsive to public concerns. In addition, when the proposed LCP is certified by the Coastal Commission, the County will have the authority to issue coastal development permits, thereby eliminating the need for most applicants to obtain approval from the Coastal Commission.

The proposed Santa Monica Mountains LCP also promotes the County's vision for

improving the quality of life in Los Angeles County. The proposed LCP will help to protect an area that provides the Los Angeles metropolitan region with a wide range of resource-based recreational opportunities. One of the main goals of the LCP is to protect the natural terrain throughout the Mountains. This natural terrain contains numerous hiking and horseback riding trails enjoyed by residents and visitors to the area, and is essential to maintaining the area's well-known scenic beauty.

FISCAL IMPACT/FINANCING

Implementation of the proposed Santa Monica Mountains LCP will result in new costs to the Department of Regional Planning associated with processing coastal development permits. However, the proposed LCP contains fees that are intended to recover the full cost for services provided in reviewing, evaluating, and monitoring projects within the Coastal Zone. Implementation of the LCP will not result in additional net County costs, and therefore a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Protecting coastal resources and managing the conservation and development of coastal resources through a comprehensive planning and regulatory program are required by the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Coastal Act created a zone along the state's 1,100-mile coastline that must be protected to preserve the state's coastal resources. The Coastal Act directs "[each] local government lying, in whole or in part, within the coastal zone" to prepare a local coastal program for its portion of the California coastal zone (Section 30500). The coastal zone in the Santa Monica Mountains extends approximately five miles inland from the coast and encompasses nearly 80 square miles.

The Coastal Act allows the County to segment the planning area within its coastal zone (Section 30511). The County has divided its coastal zone into three areas: Marina del Rey, Santa Catalina Island, and the Santa Monica Mountains. Due to their very unique characteristics, the County has chosen to create a separate LCP for each coastal zone area. Marina del Rey and Santa Catalina Island each have their own certified LCPs. The County does not have an LCP for the Santa Monica Mountains. Certification of this LCP by the California Coastal Commission is necessary before coastal development permitting authority can be transferred to the County.

The Regional Planning Commission conducted a public hearing on the proposed Santa Monica Mountains LCP on October 25, 2006, which was continued to November 6, 2006 and January 24, 2007. Over 5,000 notices were mailed to property owners and interested parties to announce the public hearing, and a legal notice was published in The Malibu Times, La Opinión, and The Daily News. Nearly 200 people attended the three meetings,

and 52 persons testified before the Commission. (See attached "Summary of Regional Planning Commission Proceedings.") The request before the Commission was to approve the proposed Santa Monica Mountains LCP (Local Plan Amendment Case Number 2006-00008, Zone Change Case Number 2006-00009, and Amendments to Title 21 and Title 22). Staff then made several changes to the draft LCP as directed by the Regional Planning Commission. The Regional Planning Commission voted to approve the proposed LCP at its March 7, 2007 meeting and directed that the LCP be transmitted to your Board for consideration. (See attached "Resolution of the Regional Planning Commission.")

After the Regional Planning Commission approved the proposed LCP in March, staff reviewed the LCP with Coastal Commission staff. Based in part on that review, staff is now proposing several changes to the proposed LCP. (See attached "Santa Monica Mountains Local Coastal Program, Changes to Propose to the Board of Supervisors, October 23, 2007.") While the majority of the changes are clarifications, some changes are intended to more fully implement the Coastal Act and protect coastal resources, as required by state law.

A public hearing by your Board on the proposed Santa Monica Mountains LCP is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

Local governments are not required to undertake environmental analysis for the preparation of an LCP. The Coastal Commission's review process for local coastal programs and amendments to them has been certified by the Secretary of Resources as being the functional equivalent of environmental review under the California Environmental Quality Act (CEQA). As such, the County is not required to prepare a CEQA document for the proposed Santa Monica Mountains LCP.

IMPACT ON CURRENT SERVICES

Approval of the proposed LCP will improve planning services to applicants who wish to develop or improve their property in the Santa Monica Mountains Coastal Zone. When the LCP is certified by Coastal Commission, applicants will be able to obtain coastal development permits directly from the County rather than going through the current process of first obtaining an Approval-in-Concept from the County and then the actual coastal development permit from the California Coastal Commission.

CONCLUSION

The proposed Santa Monica Mountains LCP is required by state law. Just as importantly, the LCP will provide County residents with several advantages to the current two-step permitting process. These advantages include: simplicity – one set of rules; efficiency – one local agency has primary jurisdiction; consistency – with County operating procedures and controlling documents, and; certainty – the rules are written down.

After your Board signifies its intent to adopt the plan amendment, zone change, and ordinance amendments, the Santa Monica Mountains LCP must be submitted to the California Coastal Commission for its review and determination as to the LCP's consistency with Chapter 3 of the Coastal Act. The Coastal Commission will hold a public hearing on the LCP. The Coastal Commission may certify or refuse to certify all or portions of the LCP. If they refuse to certify portions of the LCP, the Coastal Commission will provide the County a written explanation and may suggest modifications which, if your Board chooses to adopt the suggested modifications and transmit them to the Coastal Commission, would cause the LCP to be deemed certified by the executive director of the Coastal Commission.

If you have any questions regarding the proposed Santa Monica Mountains LCP, please contact Gina M. Natoli at (213) 974-6422. Ms. Natoli may also be reached at gnatoli@planning.lacounty.gov.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING



Bruce W. McClendon, FAICP
Director of Planning

BWM:RDH:GMN

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Proposed Santa Monica Mountains Local Coastal Program
4. Changes to Propose to the Board of Supervisors
5. Summary of Regional Planning Commission Proceedings
6. Legal Notice of Board Hearing

7. List of Persons to be Notified

- C: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Chief, Fire Department
Director, Department of Beaches and Harbors
Director, Department of Parks and Recreation
Director, Department of Public Health
Director, Department of Public Works

RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, The Regional Planning Commission of the County of Los Angeles has conducted public hearings on October 25, 2006, November 6, 2006, and January 24, 2007 on the matter of amendments to the Los Angeles County General Plan, and Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Santa Monica Mountains Local Coastal Program, which includes plan amendments (Plan Amendment No. 2006-00008-(3)) and zone changes (Zone Change No. 2006-00009-(3)), and

WHEREAS, the Commission finds as follows:

1. The California Coastal Act requires coastal cities and counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the local coastal program.
2. The Malibu Land Use Plan was adopted by the Los Angeles County Board of Supervisors on October 7, 1986 and certified by the California Coastal Commission on December 11, 1986. The Coastal Commission has retained coastal development permitting authority, however, because the County never completed implementation measures.
3. The preparation of the proposed Santa Monica Mountains Local Coastal Program (LCP) is necessary to comply with the Coastal Act and transfer coastal development permitting authority from the Coastal Commission to the County.
4. The proposed Santa Monica Mountains LCP consists of the Coastal Zone Plan and implementing actions including the community standards district (CSD), amendments to the Subdivision Ordinance and the Zoning Ordinance, Titles 21 and 22 of the County Code, and a zoning consistency program.
5. The Coastal Zone Plan will become a component of the Los Angeles County General Plan and will replace, in its entirety, the Malibu Land Use Plan.
6. The subject area is approximately 51,019 acres, just over half of which is public parkland including portions of the Santa Monica Mountains National Recreational Area, Topanga State Park, and Malibu Creek State Park. There is limited commercial development on Pacific Coast Highway and on Topanga Canyon Boulevard. The remainder of the Coastal Zone is generally composed of scattered

residences, rural communities, and some higher-density residential subdivisions.

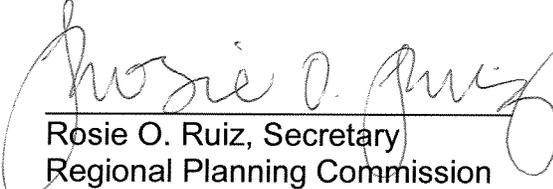
7. The subject area is prone to serious natural and man-made hazards, including wildfires, landslides, flooding, and earthquakes, that require special attention in order to protect public health and safety.
8. The entire subject area has been designated by the Los Angeles County Fire Department as a Very High Fire Hazard Severity Zone, the most dangerous classification.
9. The circulation system in the subject area contains some major and secondary highways, but consists predominantly of narrow, winding mountain roads, resulting in constrained access to much of the subject area. It is not anticipated that many new public roads will be constructed due to geologic, topographic, and environmental constraints.
10. Throughout the subject area are invaluable natural resources including mountains, streams, beaches, vegetation and wildlife that the California Coastal Act requires be protected. Because of their special characteristics and/or vulnerability, some resources require a greater level of protection.
11. The subject area contains approximately 2,900 undeveloped private parcels, many of which are undersized, have development constraints, and are located in sensitive environmental areas. Full build-out of these parcels will adversely impact public safety by overburdening the already-constrained road system in a Very High Fire Hazard Severity Zone, public health and environmental health by introducing more pollutants into the watersheds, and the existing infrastructure. It is necessary to mitigate these impacts by preventing an increase in the net amount of development that could occur and by encouraging development in areas less constrained by small lot sizes, steep slopes, hazards, and sensitive resources.
12. To protect public health and safety as well as environmental resources, second units must be restricted in the subject area.
13. The subject area contains a number of "rural villages" which are generally difficult to develop due to small lot sizes, steep slopes, unfavorable geologic conditions, onsite wastewater treatment system limitations, poor access, and other constraints. These areas can only accommodate a limited amount of development and are inappropriate for land divisions.
14. Development in hillsides within the subject area requires regulation in order to avoid geologic hazards, minimize adverse water quality impacts, maintain viable habitats, and maintain scenic vistas.
15. The subject area includes major watersheds which drain into and impact both the Santa Monica Bay as well as numerous riparian corridors.

16. Protection of natural stream channels contributes to improved water quality and maintenance of quality habitat.
17. The impacts of new development on water quality can be minimized through the use of best management practices in the design, construction, and use of that development.
18. The scenic beauty of the subject area is widely recognized as one of its most distinctive and valuable attributes. Natural terrain throughout the Santa Monica Mountains contributes significantly to the subject area's scenic beauty and is highly visible to residents, motorists, and recreational users. Consistent with the California Coastal Act, scenic resources must be protected.
19. The preservation of open space is necessary for the protection of significant environmental resources; avoidance of geologic, fire, and flood hazards; for the protection of watersheds and viewsheds; and provision of public recreational opportunities.
20. The subject area provides the Los Angeles metropolitan region with a wide range of resource-based recreational opportunities. It is necessary to ensure that future generations will be able to experience the natural areas that enhance the region's quality of life.
21. The unique rural character and rural lifestyle, including equestrian activities, enjoyed by residents of the subject area must be preserved.
22. The proposed LCP will strike a balance between development and protection of natural resources.
23. Public participation in the development of the proposed LCP included a public advisory committee, a technical advisory committee, stakeholder interviews, community workshops, a community meeting, and three meetings of the Regional Planning Commission.
24. The zone changes are compatible with and are supportive of policies of the Los Angeles County General Plan to make zoning conform to the land use.
25. Good land use planning and zoning practice justifies such actions within the intent of protecting public health, safety and general welfare.
26. The proposed LCP is not required to be accompanied by an environmental impact report because the LCP process is exempt from provisions of the California Environmental Quality Act that require preparation of an EIR (Section 21080.5 of the Public Resources Code).

THEREFORE BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed Santa Monica Mountains Local Coastal Program, including plan amendments (Plan Amendment No. 2006-00008-(3)) and zone changes (Zone Change No. 2006-00009-(3)).
2. Find that the recommended Santa Monica Mountains Local Coastal Program is consistent with the County of Los Angeles General Plan.
3. Signify its intent to adopt Plan Amendment 2006-00008-(3) repealing the 1986 Malibu Land Use Plan and adopting the Santa Monica Mountains Coastal Zone Plan and its Land Use Policy Map.
4. Signify its intent to adopt an ordinance containing the proposed modifications to Title 21 (Subdivision Ordinance), Title 22 (Zoning Ordinance), and Zone Change No. 2006-00009-(3), and determine that they are compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.
5. Submit the Santa Monica Mountains Local Coastal Program to the California Coastal Commission for its review and certification.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on March 7, 2007.


Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT IDENTIFICATION: Santa Monica Mountains Local Coastal Program.

REQUESTS: Signify intent to adopt the Santa Monica Mountains Local Coastal Program (LCP) and its implementing ordinances, and submit the LCP to the California Coastal Commission for its review and certification.

LOCATION: Santa Monica Mountains Coastal Zone (Third Supervisorial District).

STAFF CONTACT: Ms. Gina M. Natoli, AICP, at (213) 974-6422.

REGIONAL PLANNING COMMISSION (RPC) HEARING DATES: October 26, 2006, November 6, 2006, and January 24, 2007. The RPC approved the LCP on March 7, 2007.

RPC RECOMMENDATIONS TO BOARD OF SUPERVISORS:

- Hold a public hearing to consider the proposed Santa Monica Mountains Local Coastal Program
- Signify its intent to adopt Plan Amendment repealing the 1986 Malibu Land Use Plan and adopting the Santa Monica Mountains Coastal Zone Plan and its Land Use Policy Map.
- Signify its intent to adopt an ordinance containing the proposed modifications to Title 21 (Subdivision) and Title 22 (Zoning) of the County Code.
- Signify its intent to adopt zone changes necessary to ensure consistency with the Land Use Policy Map.
- Submit the Santa Monica Mountains LCP to the Coastal Commission for its review and certification.

MEMBERS VOTING AYE: Valadez, Bellamy, Helsley, Rew, and Modugno

MEMBERS VOTING NAY: None.

MEMBERS NOT VOTING: None.

PROJECT DESCRIPTION: The Coastal Act requires coastal jurisdictions to manage the conservation and development of coastal resources through a local coastal program. Currently, the County does not have an LCP for the Santa Monica Mountains. As a result, applicants need to obtain coastal development permits from the Coastal Commission. When the proposed LCP

is certified by the Coastal Commission, the County will have the authority to issue coastal development permits in the Santa Monica Mountains.

The Coastal Zone Plan contains goals and policies to guide development in the Santa Monica Mountains Coastal Zone. It sets forth the land use for each parcel in the Land Use Policy Map, and describes the types of development consistent with each land use category. The Plan also identifies coastal resources that must be protected and depicts these on maps. These maps include:

- Sensitive Environmental Resource Areas (SERA). SERA include environmentally sensitive habitat areas (ESHA), Significant Woodlands and Savannas, Significant Watersheds, and Watersheds.
- Scenic Resources. Scenic Resources include Significant Ridgelines, Scenic Routes, and Scenic Elements.
- Recreation. Recreation elements include public trails and open space/parkland.

The ordinance changes that are a part of this LCP include:

- Establishing a community standards district.
- Creating a new zone, the Rural-Coastal (R-C) Zone, which replaces the current A-1 and A-2 Agricultural Zones. The LCP creates the new R-C Zone to allow for residential development and other uses that are consistent with the goals of preserving the rural character of the Coastal Zone, while minimizing the impacts of future development on coastal resources. Re-designation of parcels to the R-C Zone would allow for most existing uses to continue and allow some additional uses including backyard boarding of horses, bed-and-breakfast establishments, and rural inns.
- Creating three types of coastal development permits with differing levels of review in order to more appropriately address the impacts of

individual developments.

- Miscellaneous changes to fully implement the Coastal Zone Plan and integrate the provisions with Title 21 and Title 22.

A zoning consistency program will be carried out in conjunction with the LCP in order to ensure that the zoning is consistent with the Land Use Policy Map.

KEY ISSUES:

Four Sensitive Environmental Resource Areas (SERA) are identified in the Coastal Zone Plan.

These SERA are:

- Environmentally Sensitive Habitat Areas (ESHA)
- Significant Woodlands and Savannas
- Significant Watersheds
- Watersheds

Within the Santa Monica Mountains, ESHA are primarily riparian and wetland habitats, and closed-canopy oak woodlands. These habitats and vegetation types are relatively rare in the Mountains, and play an important role in the ecosystem of the Coastal Zone. ESHA designations remain virtually the same as the 1986 LUP and are still afforded the highest level of protection within Sensitive Environmental Resource Areas. The Coastal Commission disagrees with the County's tiered approach to resource protection and contends that all undeveloped land in the Santa Monica Mountains Coastal Zone consisting of locally-indigenous vegetation should be designated as ESHA.

Significant Ridgelines, shown on the Scenic Resources map, are designated based on their proximity to scenic routes and trails, their role in maintaining the quality of neighborhoods, and their contribution to the overall unique character of the Coastal Zone. During the RPC hearing, a number of speakers disagreed with: 1) the designation of Significant Ridgelines on their properties and 2) the methodology used in deciding whether a ridgeline is significant.

The Recreation map shows proposed and existing trail alignments of the Los Angeles County Master Trail Plan. The LCP explains that the depicted alignments are not intended to be precise, and that any requirements to dedicate or improve a trail would be based on establishing a nexus between the proposed development and impacts to trails, and that the extent of any such requirements would be proportional to the impacts of the proposed development. Further, final trail alignments would be determined in negotiation with the property owner when development is proposed on a parcel that contains a mapped trail segment. Some property owners have expressed the opinion that placing a trail alignment on their property constitutes a taking.

MAJOR POINTS FOR:

The LCP:

- Enables the County to gain local control over land use and zoning matters in the Coastal Zone because when the LCP is certified by the Coastal Commission, the County will have the authority to issue coastal development permits.
- Establishes specific policies and standards to protect public health and safety as well as coastal resources.
- Provides simplicity, efficiency, consistency, and certainty to applicants in the coastal development permitting process.
- Maintains a tiered approach to protect sensitive environmental resources, rather than designating much of the Coastal Zone as ESHA.
- Allows for appropriate equestrian uses and preserves the historic and cultural heritage of horses in the Santa Monica Mountains.
- Allows for appropriate visitor-serving commercial-recreation uses, including bed-

and-breakfast establishments and rural inns.

MAJOR POINTS AGAINST:

The LCP:

- Designates ridgelines as Significant Ridgelines which are not significant, and uses a flawed methodology to designate Significant Ridgelines.
- Violates or removes property rights and reduces property values through downzoning and trail alignments.

Proposed Santa Monica Mountains Local Coastal Program Coastal Zone Plan

A Component of the
Santa Monica Mountains Local Coastal Program



September 2007
County of Los Angeles
Department of Regional Planning

General Plan Amendment

No. 200600008

Actions:

Adopt Santa Monica Mountains Coastal Zone Plan

Repeal Malibu Land Use Plan

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Countywide Studies Section

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ACKNOWLEDGMENTS

The following persons are acknowledged for their contribution to the preparation of the Santa Monica Mountains Coastal Zone Plan. Without their dedication and hard work, the preparation of this Coastal Zone Plan would not have been possible. Los Angeles County is grateful for their many hours of service and contribution to this planning effort.

Public Advisory Committee

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I. INTRODUCTION

A. Purpose of the Coastal Zone Plan

Land use planning and development standards in the Santa Monica Mountains Coastal Zone are governed by the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Coastal Act created a zone along the state's coastline that must be protected to preserve the state's coastal resources. The Coastal Act directs "[each] local government lying, in whole or in part, within the coastal zone" to prepare a local coastal program (LCP) for its portion of the California coastal zone (Section 30500). The coastal zone in the Santa Monica Mountains extends approximately five miles inland from the coast. (See Map 1 Planning Area, page IN-11.)

The Coastal Act allows the County to segment the planning area within its coastal zone (Section 30511). The County has segmented its coastal zone into three areas: Marina del Rey, Santa Catalina Island, and the Santa Monica Mountains. Due to their very unique characteristics, the County has chosen to create a separate LCP for each coastal zone area. Marina del Rey and Santa Catalina Island each have their own certified LCP.

An LCP consists of two parts: 1) a land use plan, and 2) implementing measures. This Santa Monica Mountains Coastal Zone Plan (the Plan) serves as the land use plan for the LCP, replacing in its entirety the Malibu Land Use Plan that was approved by the Board of Supervisors and certified by the California Coastal Commission in 1986, and which served as the basic planning tool for the Santa Monica Mountains Coastal Zone. Implementing measures for this LCP are contained in the Santa Monica Mountains Coastal Zone Community Standards District and in other additions and amendments to both Title 21 and Title 22. The Plan's primary role is to provide more focused policy for the regulation of development within the planning area as part of the overall County General Plan. The Plan refines Countywide General Plan policies as they apply to this planning area.

The Coastal Zone Plan serves to:

- Identify the community's environmental, social, and economic goals.
- Provide a forum for residents to mold a vision for the future of the Coastal Zone and to resolve local land use and planning conflicts.
- Set forth the County's policies on existing and future development intended to achieve community goals.
- Establish the ability for government to respond to challenges and opportunities concerning community development in a way consistent with local, regional, and state goals and policies.
- Inform residents about the community and provide opportunities to participate in the planning and decision-making process of local government.

- Identify the need for and methods of improving coordination of community development activities among all local government units.
- Create a policy basis for preparation of ordinances and programs that will implement the Coastal Zone Plan.

B. Setting

The Santa Monica Mountains Coastal Zone is the unincorporated area west of the City of Los Angeles, east of Ventura County, and south of the Santa Monica Mountains North Area, excluding the City of Malibu (see Map 1 Planning Area, page IN-11). The Coastal Zone extends inland from the shoreline approximately five miles and encompasses approximately 80 square miles.

The Plan area is distinctive due to widespread variations in topography. The major canyon systems that intersect the Santa Monica Mountains Coastal Zone generally trend north-south. The canyons constitute the watersheds and natural drainage areas that run from the mountain peaks to North Santa Monica Bay and the Pacific Ocean. The principal exception to this is the Malibu Creek watershed, which extends inland beyond five miles to the Simi Hills and drains approximately 67,000 acres of watershed into Malibu Lagoon. Due to the relatively sparse human population and limited development in the area, as well as the area's diverse topography and fairly healthy watershed systems, major wildlife networks exist to sustain many of the scenic and natural resource values of the Plan area.

As a result of the incorporation of the City of Malibu in 1991, only a remnant of the Santa Monica Mountains Coastal Zone coastline remains unincorporated. Broad sandy beaches at Leo Carrillo State Park and Topanga Beach provide public sun bathing and swimming opportunities. Pacific Coast Highway and several cross-mountain roads provide access to these beaches and to the entire Malibu coast. Highway capacity is exceeded regularly on summer weekends as coastal visitors and residents attempt to reach the beach or enjoy a drive along the coast.

The marine environment from Malibu Point westward to the Ventura-Los Angeles County line is in a relatively undisturbed state. Kelp beds are found in this area, providing habitat for many species of sea life. The marine environment from Malibu Point eastward to Topanga has suffered some biological degradation; kelp beds have been severely damaged, but reef and rock zones still provide habitat for many fish species.

The Plan area is subject to considerable natural hazards that can affect people and property. Over 80 percent of the land in the Plan area contains slopes of 25 percent grade or steeper. Consistent with sloping land, the area is subject to widespread slope instability and is entirely within the Very High Fire Hazard Severity Zone, the most dangerous classification for fire safety purposes. These and other factors have resulted in land use patterns remaining stable with limited growth and development throughout the Coastal Zone. Park lands cover approximately 53 percent of the planning area, and include parts of the Santa Monica Mountains National Recreational Area, Topanga State Park, Malibu Creek State Park, and Charmlee Wilderness Park. There is limited commercial development in the unincorporated portion of Pacific Coast Highway and inland along Topanga Canyon Boulevard. With a

certified long-range development plan, Pepperdine University on Malibu Canyon Road is a major focal point for educational and cultural activities. The remainder of the Coastal Zone is composed primarily of residential lots ranging from smaller parcels of less than 10,000 square feet to parcels of 80 acres or more. Of the nearly 8,200 parcels in the Coastal Zone, about 3,300 smaller parcels are located in antiquated subdivisions, such as El Nido, Malibu Bowl, Monte Nido, Fernwood, Topanga, and Malibu Lake, which make up rural enclaves in the Mountains. Antiquated subdivisions are areas that were subdivided prior to modern State requirements for minimum lot size, access, and other standards, into very small “urban” scale lots. The parcels generally range in size from 2,000 to 15,000 square feet.

C. Organization of the Coastal Zone Plan

The Coastal Zone Plan consists of two components, described as follows:

1. Elements of the Coastal Zone Plan

The following five elements provide the policy framework for the Coastal Zone Plan:

- Conservation and Open Space Element;
- Safety and Noise Element;
- Land Use and Housing Element;
- Circulation Element; and
- Public Facilities Element.

2. Glossary

Key terms used in this Plan are defined, and these definitions should be used to interpret Plan goals and policies.

D. Technical Appendices

The Appendices contain important background information and references. These materials, contained in a separate document, are intended for use in administering the Coastal Zone Plan.

E. How to Use the Coastal Zone Plan

The Santa Monica Mountains Coastal Zone Plan is a component of the Los Angeles County General Plan. All of the Plan’s goals, policies, standards, and implementing actions must be consistent with the Countywide General Plan. Users should be guided by the following:

- The goals of the Coastal Zone Plan should govern the interpretation of policy.
- Should any areas of conflicting interpretation arise in the Plan, unless specifically noted, the provisions of the Plan that are most protective of coastal resources shall take precedence.

- Certain policies of Chapter 3 of the Coastal Act (Public Resources Code Sections 30200 through 30265) are included in the Coastal Zone Plan for illustrative purposes only, and are not adopted by the County.
- Prior to issuing a coastal development permit, the County shall make the finding that the proposed development meets the standards set forth in this Plan.
- The method of calculating the range of allowable residential units under any residential land use category shall be by a “net or base area” calculation as explained in the Land Use and Housing element of the Plan.
- Nothing in this Plan shall be construed to prevent construction of a single-family residence on an existing, legally established lot that allows such use, due to the size of the lot. Lot size may, however, play a role in a determination that location of a building pad on a lot is infeasible because necessary health and safety facilities cannot be accommodated.
- While this Plan is meant to be a guide for the public in determining allowable uses of private property, the public is strongly encouraged to consult with County planning staff prior to investing in the preparation of development plans that might later prove to be inconsistent with the Plan.
- All legally-established uses in existence at the time the Coastal Zone Plan is certified by the California Coastal Commission are deemed to be consistent with this Plan, including those uses that may continue in a special non-conforming status subject to Zoning Ordinance provisions. Applicants requesting expansion of established uses that are not consistent with the goals and policies of the certified Coastal Zone Plan will be required first to file for and have approved an amendment to the Plan.
- To be approved, development applications must be found consistent with the plan in effect at the time of final County approval of the development application.

New development and land use activities are regulated by many agencies in addition to the Department of Regional Planning. Obtaining approval for certain types of actions may require proof of the availability of public services, including water/sewer, power, sheriff, fire, and schools, and may require providing fair-share improvements or in-lieu funding for public uses such as libraries, parks and other recreational facilities, and streets.

Along with the standard building requirements and zoning regulations that apply Countywide, developments in mountainous areas often require additional review and permitting from local, state, and federal agencies. These controls are often intended to ensure compatibility with off-site resources, such as downstream water quality and coastal areas, in addition to regulating on-site impacts. For example, onsite wastewater treatment systems may require approvals from several agencies due to grading, soil conditions, water table, etc. These other agencies that may require review and permitting include the County departments of Public Works and Health Services, and the California Regional Water Quality Control Board. Proposed streambed alterations would require permits from the

California Department of Fish and Game as well as the U.S. Army Corps of Engineers, in addition to compliance with County site design regulations. Other agencies may be involved, depending on the development proposed.

F. Area Development

Beauty is one of the greatest assets of the Santa Monica Mountains and surrounding region, yet the appreciation of this beauty has at times been the source of great problems. The Coastal Zone is a tranquil setting adjacent to urbanized Los Angeles. Located near the San Fernando Valley and West Los Angeles and boasting excellent school systems, the area is a highly desirable destination for individuals and families escaping the congestion and sometimes hectic pace of the Los Angeles metropolitan area.

Today, the Santa Monica Mountains Coastal Zone and adjacent City of Malibu comprise a collage of individual rural and suburban communities, each retaining its own unique identity. According to the 2000 Census, the Coastal Zone is home to approximately 6,000 residents. The City of Malibu has a population of about 12,500 residents.

G. Previous Planning Efforts

The Santa Monica Mountains have benefited from a number of planning efforts over the past 30 years. These comprehensive planning projects, described below, were prepared by federal, state, county, city, and municipal service agencies. The projects resulted in focused park and resource management plans, municipal service master plans, and community and coastal land use plans designed to serve the local population while preserving the area's natural and historic resources.

Santa Monica Mountains National Recreation Area Comprehensive Plan (State, 1978)

Following adoption of Proposition 20 in 1972, the coastal initiative imposing state land use control over coastal areas, public officials such as then-Assemblyman Howard Berman sought to protect vital natural resources by replicating the coastal model in the Santa Monica Mountains. As a result, the State formed the Santa Monica Mountains Comprehensive Planning Commission and gave that body the power to plan for the future of the Mountains, but not the regulatory authority to ensure that its plans would be implemented.

In 1978 the Commission produced the Santa Monica Mountains Comprehensive Plan with the active involvement of the local governments then existing within Los Angeles County west of the City of Los Angeles. The plan proposed a regulatory approach toward preserving open space lands and emphasized low density, large lot rural residential development in the Mountains. Many of the components of this plan were later incorporated into Los Angeles County's Interim Area Plan for the Santa Monica Mountains, as well as into the general plans of cities in the region. The Santa Monica Mountains Comprehensive Planning Commission was dissolved upon establishment of the Santa Monica Mountains National Recreation Area, and was replaced by the Santa Monica Mountains Conservancy, a State agency whose mission is to acquire lands within the Santa Monica Mountains for open space and environmental preservation purposes.

Malibu/Santa Monica Mountains Interim Area Plan (Los Angeles County, 1981)

Los Angeles County adopted the Malibu/Santa Monica Mountains Interim Area Plan in 1981 as the first step in what was envisioned to be an ongoing comprehensive planning process for this vast coastal and mountainous area. The Interim Area Plan recognized both the opportunities and the problems facing the Santa Monica Mountains and the cities that now occupy the Ventura Freeway corridor.

At the time of adoption, the Interim Area Plan covered the entire twenty-seven mile Malibu coastline, the whole of the central Santa Monica Mountains west of the City of Los Angeles, and the interior valleys north to Ventura County. Within the planning area, only the City of Hidden Hills was incorporated before the Interim Area Plan was adopted. Westlake Village incorporated in 1981, followed by Agoura Hills in 1982. The Interim Area Plan derives its name from the original intent that the Plan remain valid for one year, with a revised plan to follow. However, in 1982 the Board of Supervisors chose to extend the Interim Plan for two more years. By 1984, Department of Regional Planning staff began to be fully involved in preparing the Malibu Land Use Plan for the Coastal Zone, and the Board then extended the Interim Area Plan indefinitely. The Interim Area Plan was superseded in the Coastal Zone in 1986 by the Malibu Land Use Plan, and in the Santa Monica Mountains North Area in 2000 by the North Area Plan.

Santa Monica Mountains National Recreation Area General Management Plan (Federal: 1982; 2002)

Congress established the Santa Monica Mountains National Recreation Area (NRA), a unit of the National Park Service, in 1978 to “manage the recreation area in a manner that will preserve and enhance its scenic, natural, and historical setting and its public health value as an airshed for the Southern California metropolitan area, while providing for the recreational and educational needs of the visiting public” [P.L. 95-625, 92 Stat. 3467]. The law creating the NRA authorized formulation of a comprehensive plan.

The National Park Service completed their General Management Plan in 1982, and finalized an update in July 2002. The plan “embodies a commitment to... [its] neighbors, both landowners and agencies, to work together to create a system of land use, recreational opportunities, and resources conservation.” The other key plan that guides actions within the NRA is the Land Protection Plan (1984, as revised). This plan identifies the lands critical to protecting significant natural, cultural, and scenic resources, and establishes priorities for protection. The Land Protection Plan presents a broad range of methods for protecting resource values in the Santa Monica Mountains, from direct purchase to cooperative programs with landowners and local agencies for managing those resources in private ownership.

Service Agency Master Planning (Early 1980s)

To cope with the area's rapid growth, the Las Virgenes Municipal Water District, Los Angeles County Waterworks District, and the Las Virgenes Unified School District undertook master planning efforts in the early 1980s, with the intent to define long-term capital improvement needs.

In 2000 the Las Virgenes Municipal Water District (LVMWD) released its latest Master Plan that incorporated current planning and demographic information, including population

projections. LVMWD also adopted an ordinance several years ago requiring that projects developed at densities greater than allowed by the Malibu/Santa Monica Mountains Interim Plan - as initially adopted by the Board of Supervisors and used by LVMWD as the basis for previous Master Plans - compensate the District for the costs of revising its Master Plan to ensure the availability of adequate facilities.

Malibu Land Use Plan (Los Angeles County, 1986)

To meet the rigorous legal requirements of the California Coastal Act, a separate planning process was initiated to prepare a land use plan for the southern portion of the Santa Monica Mountains that lies within the state-designated Coastal Zone. Workshops were conducted with area residents and workers, and public hearings were held before the Regional Planning Commission and Board of Supervisors. After additional public hearings, the California Coastal Commission certified the Malibu Land Use Plan in 1986. The Land Use Plan superseded the Interim Area Plan in the Coastal Zone and effectively divided the Santa Monica Mountains into two planning units, the North Area and the Coastal Zone. The Land Use Plan is superseded by this Coastal Zone Plan.

City of Malibu Plans (1995; 2002)

The City of Malibu incorporated in 1991, and adopted its general plan and an interim zoning ordinance in 1995. On September 13, 2002, pursuant to Section 30166.5 of the State Public Resources Code, the California Coastal Commission adopted an LCP for the City of Malibu, which lies entirely within the state-designated Coastal Zone.

Ventura Freeway Corridor Areawide Plan (Joint, 1996)

When Calabasas incorporated in 1991, the County decided to initiate a new planning process to update the Interim Area Plan north of the Coastal Zone. This time the emphasis was placed on a coordinated and joint planning process among all principal governmental agencies in the Ventura Freeway Corridor planning area. In 1993, the County, the cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, two municipal service agencies, and the National Park Service formed a coalition to fund the preparation of comprehensive revisions to the region's land use plans. The intent of the Areawide Plan was to provide coordinated direction for the update of each jurisdiction's general plan. A draft of the Areawide Plan was completed in 1996. The Areawide Plan was superseded by the Santa Monica Mountains North Area Plan in 2000.

Santa Monica Mountains North Area Plan (Los Angeles County, 2000)

In 2000, Los Angeles County adopted the Santa Monica Mountains North Area Plan, which was an outgrowth of the unique cooperative effort that produced the Ventura Freeway Corridor Areawide Plan. The North Area Plan fulfilled the County's obligation to prepare an updated plan for the unincorporated portions of the corridor planning area, as well as to reflect a regional perspective for planning in the Santa Monica Mountains. The North Area Plan governs land use in the area of the Santa Monica Mountains north of the Coastal Zone.

H. Region-wide Planning Coordination

The County of Los Angeles recognizes that planning in the Santa Monica Mountains calls for an interagency joint planning and consensus-building process involving negotiations,

compromises, and resolutions between individual agencies with differing missions that provide essential services and facilities in the area. An integral part of the LCP is the recognition that, when agencies provide essential services and facilities alongside other agencies, interagency negotiations must occur on how best to fulfill their different mandates.

For example, the Santa Monica Mountains and surrounding region are widely recognized for their natural resources and outdoor recreational opportunities. Human activity, such as development, occupation, and use, can and often does impact natural resources. Continued open communication between the County and the National Park Service, as well as other park, land conservation and recreation-related agencies, including the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Mountains Recreation and Conservation Authority, should enable planning officials to strike mutually acceptable balances between natural resource preservation and human occupation/use.

As part of a program to coordinate planning efforts, the Department of Regional Planning formed a Technical Advisory Committee (TAC) in Fall 2003 to assist in the preparation of a local coastal program. The TAC is comprised of representatives from the following public agencies involved in providing services and making land use decisions in the Coastal Zone:

- County Agencies: Departments of Beaches and Harbors, Forester and Fire Warden, Health Services, Parks and Recreation, Public Works, Sheriff
- Special Districts: Las Virgenes Municipal Water District, Las Virgenes Unified School District
- State Agencies: California Coastal Commission, Department of Fish and Game, Department of Parks and Recreation, Santa Monica Mountains Conservancy, California Highway Patrol, Santa Monica Mountains Resource Conservation District
- Federal Agencies: Fish and Wildlife Service, National Park Service

TAC members provide technical information and background related to their organizations or areas of specialization. They assist staff in identifying important issues, and provide comments and feedback on items related to their organizations.

I. Public Participation

The major goal of public participation is to involve the public in defining the desired future of the Santa Monica Mountains Coastal Zone. Community participation and values-based planning can help establish objective measures with which to evaluate land use proposals, thereby reducing the need for single-project amendments to adopted local plans.

In the fall of 2003 the Department of Regional Planning formed a Public Advisory Committee (PAC) to assist in the preparation of the Coastal Zone Plan. The PAC was an eight-member committee of individuals who live and work in the area. The PAC reviewed a preliminary draft of the Plan prepared by staff and provided valuable input.

In the fall of 2005 the Department contacted 25 groups and invited them to individual sessions where they could speak to staff about the land use issues of primary concern to them in the Santa Monica Mountains. The groups contacted ranged from equestrian, Native American and building industry representatives to chambers of commerce, town councils, and environmentalists, all of which are either headquartered, have interests, or conduct activities in the Santa Monica Mountains. Five groups responded to the invitations: three groups were interested in scheduling sessions, but scheduling conflicts resulted in staff meeting with only two of the groups. Both “listening sessions,” as staff termed the meetings, provided input helpful in drafting the LCP.

In late 2005, staff conducted two community workshops to gather further broad-based input for the LCP. Flyers advertising the two workshops were mailed to every property owner in the Santa Monica Mountains Coastal Zone and to groups with interest in the region. Staff discussed some of the primary land use issues, and attendees provided many meaningful comments.

In the late summer of 2006, a community review draft of the LCP was circulated to the public and their input was solicited. Comments received during the review period were considered and, where appropriate, modifications suggested by the public were incorporated into the draft LCP. The revised draft was then formally presented for public review prior to the Regional Planning Commission hearing in late September.

J. Native American Heritage Commission

In compliance with state law (Government Code §65352.3), the County contacted the Native American Heritage Commission in order to contact, provide notice to, refer plans to, and consult with tribes that have traditional lands located within the Santa Monica Mountains Coastal Zone, and to allow those tribes the opportunity to conduct consultations with the County for the purpose of preserving, or mitigating impacts to, cultural places located on land in the unincorporated territory that may be affected by the LCP. The Commission provided the names of several tribes which were included in the outreach efforts for this LCP. None of the contacted tribes provided comments on the draft LCP.

K. California Environmental Quality Act

The local coastal program (LCP) process has a special status under the California Environmental Quality Act (CEQA). The LCP process is considered to be a program that is “functionally equivalent” to an environmental impact report and is exempt from certain CEQA provisions relating to the preparation of an environmental impact report and other procedural requirements (Section 21080.9 of the Public Resources Code). CEQA does not apply to local government activities and approvals necessary for the preparation and adoption of an LCP. However, certain aspects of CEQA do apply to the certification of an LCP by the Coastal Commission. Thus, the burden of CEQA compliance is shifted from the local government to the Coastal Commission (Section 15265, Title 14, California Code of Regulations). To meet this compliance requirement, the Coastal Commission must demonstrate that the LCP is a functional equivalent of an environmental impact report

(EIR), meaning that information normally available to the public in an EIR can be found in the LCP.

L. Relationship to the Santa Monica Mountains North Area Plan

The Coastal Act, in designating the coastal zone, divided the Santa Monica Mountains area into two geographic components: one part within the Coastal Zone, and the other part north of the Zone. By necessity, because the Coastal Act requires a state-certified land use regulation program for the Coastal Zone and the Coastal Act does not apply in the North Area, two separate plans must be prepared for the Santa Monica Mountains area. Notwithstanding this division by the Coastal Zone boundary, the County of Los Angeles is committed to the concept that planning for the entire Santa Monica Mountains should be governed by the following planning principle:

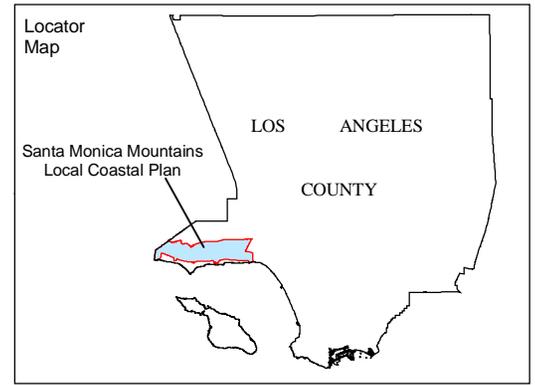
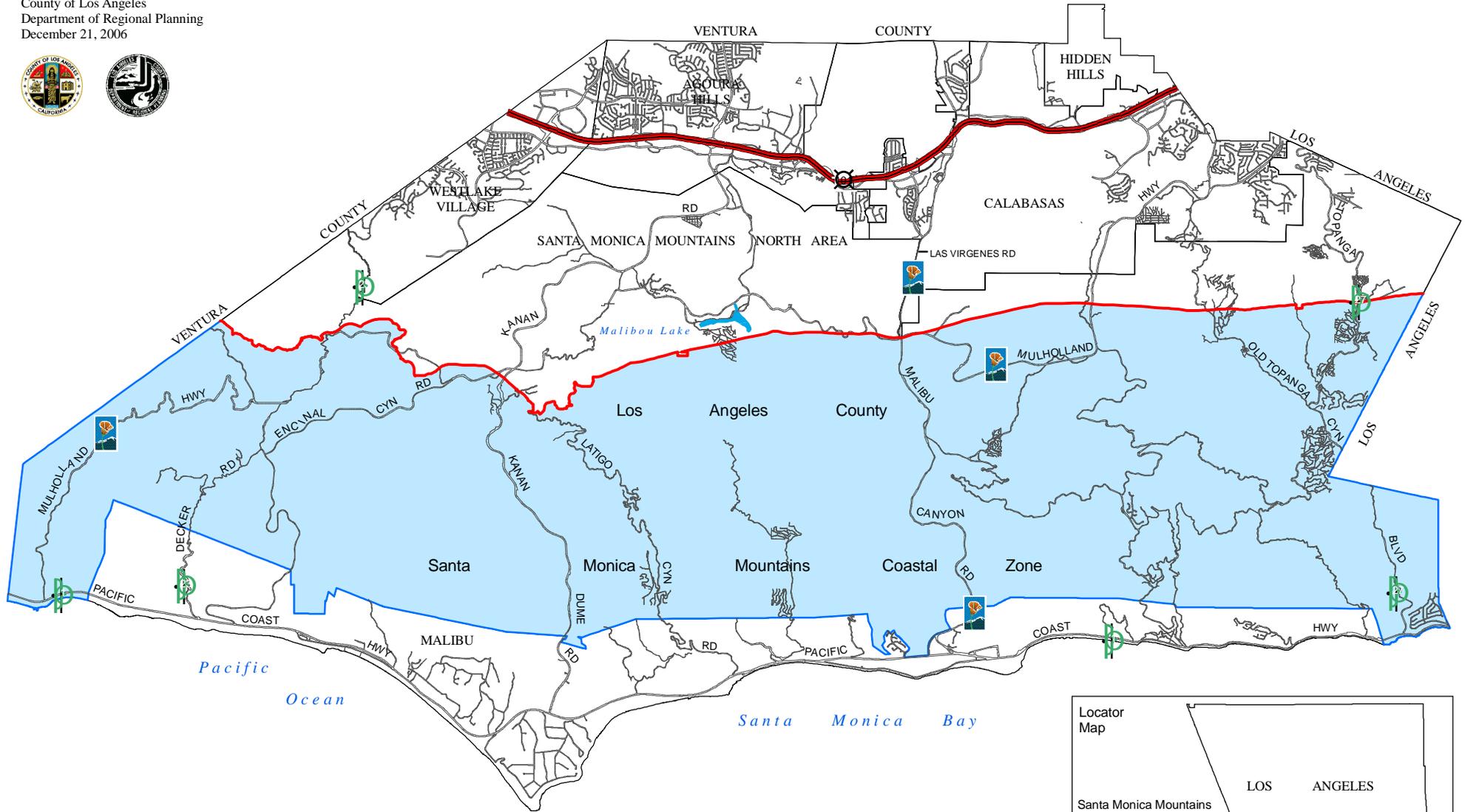
Integrated, comprehensive, regional in concern and in approach, consistent and fair in application of policies and regulations, and open to public participation from all parts of the region.

The Coastal Zone Plan and the North Area Plan together will serve as a comprehensive statement of regional policy for the regulation of uses within the Santa Monica Mountains. It is intended that the goals, policies, regulations, guidelines, and implementing ordinances contained within and associated with both of these plans shall be consistent with, parallel to, and supportive of each other, thereby creating continuity for planning within the greater Santa Monica Mountains region.

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

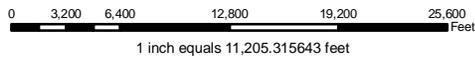
Map 1 Santa Monica Mountains Coastal Zone Planning Area

County of Los Angeles
 Department of Regional Planning
 December 21, 2006



Legend

- Coastal Zone Boundary
- Santa Monica Mountains Coastal Zone Planning Area
- County Scenic Highway



II. CONSERVATION AND OPEN SPACE ELEMENT

A. Introduction

The Santa Monica Mountains contain extensive significant natural resources valued by both residents and visitors of Los Angeles County. The Mountains provide popular open space and recreation areas, and are unique as the only range in the country to bisect a major urban area. Human activities in the Mountains should complement these resources, respecting and conforming to the natural environment. These complementary activities include equestrian uses, low-density residential uses, nature studies, hiking, camping, and picnicking. By focusing on this relationship between resources and uses, this element establishes a framework for both the preservation and management of public health, open space, scenic, natural, and cultural resources of the Santa Monica Mountains, and the use and enjoyment of the area's wide range of recreational opportunities.

To minimize the impacts that future development may have on public health, the region's environmental resources, and recreation opportunities, this element analyzes and establishes policy for the following resources:

- Water Quality;
- Biological Resources and Habitat Linkages;
- Hillside Management;
- Open Space;
- Scenic Resources;
- Recreation and Trails;
- Shoreline and Beaches; and
- Paleontological and Historic Cultural Resources.

Each section provides goals and policies to guide decision-makers. To ensure compliance with the Coastal Act, these goals and policies address the following:

- Protection, enhancement, and restoration of environmentally sensitive habitat areas and habitats for public health and safety, and plant and animal species tracked by the California Natural Diversity Database (maintained by Department of Fish and Game);
- Protection of the scenic beauty of coastal landscapes and seascapes;
- Protection and expansion of public access to the shoreline and recreational opportunities and resources, including commercial visitor-serving facilities; and
- Protection of paleontological, archaeological, and other cultural resources.

Additional Conservation and Open Space issues addressed by the Elements of the Coastal Zone Plan include natural processes and hazards (Safety and Noise Element), water and sewer services (Public Facilities Element), land use (Land Use and Housing Element), and roadways and transportation (Circulation Element.)

B. Guiding Principle

The guiding principle for managing the natural environment is:

Resource protection has priority over development.

The Santa Monica Mountains Coastal Zone is a complex and naturally dynamic landscape. The scenic beauty and ecological diversity of the area, in close proximity to the second largest urban population in the United States, require responsible policies and action programs in order to be effectively managed and protected. Much of the Coastal Zone's remaining undeveloped land consists of steep slopes, which are generally covered with a variety of native undisturbed vegetation. As such, future development likely will require extensive grading to provide a building site and fuel modification to minimize risks associated with fire, resulting in the removal of substantial habitat areas.

This guiding principle acknowledges that the Santa Monica Mountains possess irreplaceable resources and that every user of the land is a trustee of the area's heritage for future generations. Given this perspective, sensible resource management works to balance the many demands of the land. The area's positive contributions to the Los Angeles region, including the scenic, recreational, and educational benefits it offers, rely upon sustaining the area's natural setting.

Development on any scale has the potential to disrupt the character of the underlying natural setting, both in the immediate area and offsite. Development must be sensitive to a full range of environmental factors to ensure compatibility with the natural and built environments. In scenic and environmentally sensitive areas, development must be guided by and integrated with the natural setting.

The provisions of this element provide detailed guidance for locating new development so that it conforms to the constraints of the mountain topography, does not detract from the area's character, and protects natural resources.

C. Water Quality

Public health and the quality of coastal resources rely heavily upon the quality of water that flows from the watersheds within the Santa Monica Mountains. The healthy function of these watersheds is in turn dependent upon the development patterns and types of uses occurring within them.

The drainage area for the Santa Monica Mountains extends beyond the boundaries of the Coastal Zone. The largest watershed in the area is the Malibu Creek Watershed, which has

an area of 105 square miles and contains a total of 225 stream segments within six major drainages: Medea Creek, Triunfo Creek, Cold Creek, Malibu Creek, Las Virgenes Canyon, and Potrero Valley. Malibu Creek drains the north slopes of the Santa Monica Mountains, the south slopes of the Simi Hills, the interior valleys between the two ranges, and Malibu Canyon. The remainder of the Santa Monica Mountains watersheds are a series of parallel, north-south canyons that drain the slopes of the Mountains. Each of the major north-south canyons has a stream lined with associated riparian vegetation and a network of east-west trending drainages. Coastal Zone drainage basins flow into the Pacific Ocean and Santa Monica Bay and include the following:

- Arroyo Sequit;
- Nicholas Canyon;
- Los Alisos Canyon;
- Encinal Canyon;
- Trancas Canyon;
- Zuma Canyon;
- Ramirez Canyon;
- Escondido Canyon;
- Latigo Canyon;
- Solstice Canyon;
- Malibu Canyon;
- Carbon Canyon;
- Las Flores Canyon;
- Piedra Gorda Canyon;
- Peña Canyon;
- Tuna Canyon; and
- Topanga Canyon.

Among these watersheds, Arroyo Sequit is considered to be the least affected by urban pollutants because the area is virtually undeveloped. Much of the open space within this watershed is on parcels owned by National Park Service and California State Parks. The North Santa Monica Bay Beaches Bacteria TMDL (Total Maximum Daily Load) Implementation Plan (2005) uses the Arroyo Sequit as its reference watershed. It has been developed to ensure that water quality in other watersheds becomes at least as good as that of Arroyo Sequit in order to protect public health in the waters of Santa Monica Bay.

Most streams in the Santa Monica Mountains are typically intermittent (seasonally flowing) streams. This is particularly the case in watersheds on the southern slopes of the Santa Monica Mountains, where steep gradient canyons carry flows directly into coastal waters. Year-round flows (perennial) do occur in Topanga and Malibu Canyons, and in Solstice Canyon, which is perennial due to geological formations and tectonic forces that push the water table to the surface. The steep gradient canyons are not completely dry, though moisture is seasonal. In many canyons where the stream channel meets bedrock and water percolates to the surface, small pool habitats are formed even in drought years. These areas are ideal places for amphibious and aquatic life, and many semi-aquatic amphibians breed in these habitats.

In the larger watersheds such as Arroyo Sequit, Topanga, and Malibu Canyons, pool habitats are also areas in which developing federally-endangered southern steelhead trout take refuge until fall and winter rain events allow an opportunity for the trout to disperse into the ocean. Malibu and Topanga Canyons are particularly valuable in that their streams are perennial and provide habitat for breeding adult trout as well. The arroyo chub and tidewater goby are also found in Malibu Creek and Topanga Creek.

A high diversity of wildlife and plant species is associated with the streams of the Santa Monica Mountains. In addition to the amphibians and fish discussed above, the fresh water springs, seeps, and surface waters support a diverse array of aquatic insects, reptiles, birds, rodents, and large mammals. These include the southwestern pond turtle, California slender salamander, California newt, Monterey ensatina, arboreal salamander, California toad, and Pacific tree frog. The mammalian wildlife, which requires fresh water for drinking, includes carnivores such as mountain lions, coyotes, and bobcats, as well as herbivores such as deer.

Given their distinctive location adjacent to the dense urban areas of Los Angeles County, the Santa Monica Mountains offer a variety of resources to the region. They provide scenic vistas and rural experiences to hikers, equestrians, and motorists; they are also considered by some to be a desirable place to build homes and ranches. However, extensive human activity often affects the quality and quantity of stormwater runoff in the Mountains both locally and in the Pacific Ocean. Human waste from ill-placed or faulty onsite wastewater treatment systems (OWTS), animal waste, chemicals, other waste materials, and soil exposed by grading all may pollute the runoff. This runoff impacts beaches and offshore waters, threatening public health as well as the long-term health of Santa Monica Bay.

A majority of the Santa Monica Mountains is served by OWTS. Municipal sewer service is limited, and select developments are served by approved small package treatment plants. Many of the private systems employ state-of-the-art technology, but some failures have been reported in older systems. These failures can adversely impact water quality, impair human health, and cause environmental damage to surrounding watershed biota, to downstream riparian habitat, and to coastal resources.

The area's recreational opportunities encourage millions of people each year to visit the Mountains and beaches. Most visitors drive along the canyon roads either to access State and National Parks and beaches or as a form of recreation in itself. These recreational pursuits, in addition to the growing number of residents in the region, have only increased road use. The canyon roads provide corridors for travel between the valleys and the coast, but roads and highways are a significant source of oil, grease, heavy metals, and gasoline in the watershed. Runoff from impervious surfaces such as roads has been reported to be the largest single contributor to water pollution in Santa Monica Bay. A recent report by the California Regional Water Quality Control Board (RWQCB) finds that water quality in some streams within the Malibu Creek Watershed is impaired at different times of year by nutrients, coliform, trash, and metals and their effects. Increased instances of beach contamination have raised concerns about viral contamination, public health, and impacts upon recreational uses. Protecting and improving water quality in the region while providing safe and effective public roads is a delicate balancing act.

Wildfires and prescribed burns also impact water quality. The degree of impact is related to erosion and sedimentation rates, which are determined by storm severity and fire intensity. The effects of fire on water quality include increases in stream sediment with consequent increases in turbidity, temperature, and level of dissolved organic nutrients. Generally, most organic components of plant biomass are volatilized during combustion, while inorganic compounds fall to the soil surface in ash. During precipitation these inorganic compounds

can be carried in solution into streams and increase levels of these inorganic elements to above-normal levels. Another effect of fire is the loss of canopy cover. The loss of vegetative cover in riparian areas and adjacent communities results in drier and hotter conditions. These conditions result in the loss of amphibian microhabitats and warmer water conditions, which reduce the viability of developing steelhead trout eggs and larvae.

While there are no significant groundwater basins in the Coastal Zone, the existing open space areas act as local groundwater recharge areas where well water extraction occurs. Future development projects permitted by this Plan will result in an increase in impervious surface coverage and thus could have an effect on groundwater conditions relative to local recharge conditions. The majority of the new development is expected to occur in concentrated locations or in very low density settings.

The RWQCB recognizes the potentially serious impacts of development on water quality. Mitigation requirements in the stormwater quality management plan of the Los Angeles County National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit provide measures for reducing runoff pollution. Regulations regarding stormwater mitigation adopted by RWQCB for the Los Angeles region establish very rigorous standards, implemented and enforced by each city within its jurisdiction and by the County Department of Public Works in the unincorporated areas. The State's requirements apply to much of the Santa Monica Mountains and include, for example, limiting grading, using locally indigenous vegetation, clustering development, preventing erosion, and constructing retention basins. These regulations require that stormwater pollution mitigation measures, known as "Best Management Practices" (BMPs), be employed to the maximum extent practicable to minimize polluted runoff. A list of BMPs and an explanation of the mitigation strategies they implement are found in Appendix H of the Technical Appendices.

Because the Santa Monica Mountains are an especially sensitive resource, pollution consequences in the area are serious and justify special attention. The following policies are intended to provide area-sensitive measures that supplement countywide pollution controls and reinforce the standards established for the Los Angeles Region by RWQCB.

Water Quality Goals and Policies

Goal CO-1: Riparian corridors, watersheds, downstream coastal resources, and public health which are protected to the greatest extent possible from the impacts of development in the Coastal Zone.

Policies

CO-1 Site and design new development and improvements, including – but not limited to – landscaping, to minimize impacts to water quality from runoff and non-point source pollution. New development and improvements shall meet the requirements of the NPDES Municipal Stormwater Permit's Standard Urban Stormwater Mitigation Plan (SUSMP).

- CO-2 Incorporate BMPs, such as bioswales and permeable surfaces, in all new development and improvements to reduce runoff and erosion, and to promote onsite stormwater infiltration and cleansing to the maximum extent practicable.
- CO-3 Minimize disturbance to natural drainage courses and associated riparian habitat and avoid channelizing streams for flood control purposes. Development shall avoid modifying these waterways unless necessary to improve habitat protection and/or stabilize natural stream banks.
- CO-4 Cooperate with local and State transportation agencies to implement BMPs that promote infiltration of runoff from roads and highways and that reduce flow into streams and creeks to the maximum extent practicable.
- CO-5 Manage the storage of construction materials for public projects or landslide material on road shoulders to protect air and water quality, and to minimize the spread of invasive plant species.
- CO-6 Limit grading and modification of locally-indigenous vegetation to the minimum amount needed to create a building site, allow access, and provide fire protection for the proposed development. Do not grade beyond what is approved for the development.
- CO-7 Revegetate prior to the rainy season areas disturbed by development activity. Use locally-indigenous plant species outside of Fuel Modification Zone A and avoid non-native invasive species, balancing long-term slope stability and habitat restoration with reduced fuel loads for fire protection.
- CO-8 Prevent the disposal of animal waste, wastewater, and any other byproducts of human, agricultural or equestrian activities in or near any drainage course, Environmentally Sensitive Habitat Area (ESHA), or ESHA buffer.
- CO-9 Limit the maximum number of livestock permitted on a site to that appropriate to the parcel size, proximity to an ESHA, and other unique site characteristics and constraints.
- CO-10 Ensure that confined animal facilities are sited and designed to manage, contain, and dispose of animal waste using the most effective BMPs to minimize waste introduced to surface runoff or groundwater.
- CO-11 Require the ongoing maintenance of all design features used to mitigate stormwater runoff.
- CO-12 Prohibit the commencement of non-emergency earthmoving operations during the rainy season (extending from October 15 to April 15). Erosion control measures shall be required during the rainy season for any ongoing grading project or any completed grading project that is still undeveloped.

- CO-13 Prohibit altering a natural drainage course to create a road crossing, except where there is no less environmentally damaging alternative to provide access to the other side of the stream in circumstances where such access is necessary.
- CO-14 Require that public agencies use the most effective BMPs to protect natural resources at project sites and maintenance yards when the maintenance and modification of public infrastructure involves the removal of vegetation and/or earth.
- CO-15 Participate in the development and implementation of solutions to problems associated with OWTS and their impact on water quality.

D. Biological Resources and Habitat Linkages

The Santa Monica Mountains is home to rich and diverse biological resources, including several significant plant communities, habitats and a variety of wildlife species. Plant communities and habitats found within the Coastal Zone include:

- Chaparral;
- Redshank Chaparral;
- Coastal sage scrub;
- Native grassland;
- Coast live oak woodland;
- Valley oak woodland;
- Walnut woodland;
- Oak savanna;
- Southern willow scrub;
- Cottonwood-willow riparian forest;
- Sycamore-alder riparian woodland;
- Oak riparian forest;
- Freshwater marsh;
- Rock outcrop; and
- Disturbed or barren.

Wildlife species calling the Santa Monica Mountains home include birds (e.g. great blue heron and great horned owls), amphibians (e.g. Pacific slender salamander and the arroyo toad), reptiles (e.g. horned lizards and the western pond turtle), mammals (e.g. mountain lions and bobcats), and fish (e.g. steelhead trout and Pacific lamprey). Species may occur in a given area because of the plant community present, the availability of food and water, or because of seasonal requirements.

Several of the sensitive plant and animal communities that exist in the Santa Monica Mountains are tracked by the California Natural Diversity Database (CNDDDB), which is maintained by the Habitat Conservation Division of the California Department of Fish and Game. The CNDDDB is a program that inventories the status and locations of rare and endangered plants, animals and vegetation types in California. Many of the species are also Federal and/or state-listed species. The federally-listed species are designated as endangered, threatened, species of concern, or proposed endangered. The state-listed species are designated as endangered, threatened, rare, or candidate endangered. Identified species and communities in the Coastal Zone shall be recognized and considered a priority for protection under this Plan. Refer to Appendix A (Biota) of the Technical Appendices for a

more detailed description of biological resources, habitat linkages and a complete list of federal and state-listed species in the Santa Monica Mountains Coastal Zone.

A biological issue of special concern in southern California and particularly the Santa Monica Mountains is the preservation of habitat connectivity through habitat linkages. The National Park Service, California Department of Fish and Game, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need and once enjoyed and restricts reestablishment in other similar habitat areas. Urbanization impacts wildlife not only through physical development, but the excessive artificial light that accompanies it. Studies have shown that some animals are extremely sensitive to artificial light, often causing disruption to their natural behaviors that hampers the ability of animals to maintain viable population levels.

The County has two distinct designations for sensitive habitats and species: Significant Ecological Areas (SEAs) and Sensitive Environmental Resource Areas (SERAs). SEAs are a countywide designation first established in 1976. There are designated SEAs within the Coastal Zone. SERAs exist only within the Coastal Zone and were established in the 1986 Malibu Land Use Plan (LUP). The environmental impacts of projects proposed within an SEA are evaluated by the SEA Technical Advisory Committee (SEATAC). The impacts of projects proposed within SERA in the Coastal Zone are evaluated by the Environmental Review Board (ERB). The ERB does not evaluate projects outside the Coastal Zone, and SEATAC does not evaluate projects within the Coastal Zone.

This Plan takes an approach to habitat protection similar to that found in the 1986 Malibu Land Use Plan. The 1986 LUP utilized a tiered approach to habitat protection. The sensitive resources for SERA were first identified based on a 1976 study of SEAs. SERAs were then separated into six categories: Environmentally Sensitive Habitat Areas (ESHAs), Disturbed Sensitive Resource Areas, Significant Watersheds, Malibu/Cold Creek Resource Management Area, Wildlife Corridors, and Significant Woodlands. Standards for development within SERAs required an additional level of review [Environmental Review Board (ERB) evaluation] and a higher level of resource protection than the standards for development outside SERAs. Within SERAs, ESHAs were afforded the highest level of resource protection.

It is important to recognize the biotic value of ESHAs, as well as the need to ensure appropriately sensitive development and activities in the remainder of the Plan area. The Coastal Act defines ESHAs as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” Further, ESHAs “shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.” ESHAs are areas that have been identified by the Local Coastal Program as containing unique or unusual species assemblages, or areas of habitat that are rapidly declining in Los Angeles County. ESHAs were established to protect a special or unique collection of habitats and species from loss due to encroachment and human disturbances. However, ESHAs are not

intended to function as isolated preservation areas, but rather as areas that are subject to strict land use protections and regulations. For a more comprehensive discussion of ESHAs, please refer to Appendix B of the Technical Appendices.

In 2000, the County commissioned an update by a consultant to the 1976 SEA study. The 1976 study identified isolated areas of pristine habitat throughout the Santa Monica Mountains. The theory at the time was that isolated patches of unspoiled and biologically rich habitat could be maintained, and if protected, would ensure the protection of the significant species that populated the area. This resulted in a number of scattered islands of habitat that have since been found not to function as suitable protection. Current belief supports the theory that for a species to thrive, populations must have the ability to migrate between suitable habitat areas to ensure diversity and maintain viability; therefore, the consultant in 2000 identified an area, the Santa Monica Mountains SEA, that includes all the SERA from the 1986 Malibu LUP plus extensive additional areas.

Data from the 2000 study have been used to help formulate this Plan's resource protection policies. In keeping with the guiding principle that resource protection has priority over development, and consistent with Coastal Act directives, this Plan extends heightened resource protection policies for the Plan area, redefining SERA to consist of four different resource categories: ESHA, Significant Woodlands and Savannas, Significant Watersheds, and Watersheds:

ESHA. ESHA designations remain virtually the same as the 1986 LUP and are still afforded the highest level of protection within SERA. ESHA are primarily riparian and wetland habitats, and closed-canopy oak woodlands. These habitats and vegetation types are relatively rare in the Santa Monica Mountains, and play an important role in the ecosystem of the Coastal Zone. These areas were identified by staff through field work and review and analyses of detailed aerial photographs of the Santa Monica Mountains Coastal Zone.

Significant Woodlands and Savannas. Significant Woodlands and Savannas replace those areas designated as Significant Woodlands in the 1986 LUP.

Significant Watersheds. This category includes the Significant Watersheds identified in the 1986 Land Use Plan, in addition to five new areas identified by staff as meeting the criteria for Significant Watersheds: Nicholas Canyon, Ramirez Canyon, Bulldog Canyon as part of the Malibu Creek Significant Watershed, Latigo Canyon, and Lower Topanga Canyon. Hydrologic boundaries for Significant Watersheds proposed under this Plan were identified by the Department of Public Works, except for Cold Creek, Bulldog Canyon, and Lower Topanga Canyon, which were identified by staff, and Malibu Creek, which uses the boundaries from the 1986 LUP. Wildlife Migration Corridors, which were a separate category under the 1986 LUP, are now incorporated into this Plan's Significant Watersheds.

Watersheds. The remainder of the Plan area has been designated Watershed. The establishment of this resource area recognizes the significance of all land within the coastal zone as part of a watershed system that impacts the quality and quantity of runoff draining directly into the Pacific Ocean and Santa Monica Bay.

Each sensitive environmental resource area is identified on Map 2 Sensitive Environmental Resource Areas and has provisions and standards in the LIP that apply specifically to that resource.

Biological Resources and Habitat Linkages Goals and Policies

Goal CO-2: An environment that retains significant locally-indigenous animal populations and plant communities in an undisturbed condition and provides the highest possible protection for Environmentally Sensitive Habitat Areas.

Policies:

- CO-16 SERA are identified on Map 2 and consist of Environmentally Sensitive Habitat Areas, Significant Woodlands and Savannas, Significant Watersheds, and Watersheds.
- CO-17 Preserve, protect, and enhance habitat linkages.
- CO-18 Place primary emphasis on preserving large, unbroken blocks of undisturbed natural open space and wildlife habitat areas. As part of this emphasis, all feasible strategies shall be explored to protect these areas from disturbance. Such strategies include, but are not limited to, purchasing open space lands, retiring development rights, clustering development to increase the amount of preserved open space, and reducing grading and the need for vegetation clearance.
- CO-19 Encourage that steep lands be preserved permanently as open space, preferably through open space dedications to a public agency and/or a qualified non-profit land conservation agency which has the authority to manage, preserve, or enhance park and open space lands, or, secondarily, through effective easements.
- CO-20 Use land dedications in fee title to a public agency and/or qualifying non-profit land preservation organization to ensure the preservation of natural biological habitats and habitat linkages. The receiving agency should have the authority to manage, preserve, or enhance park and open space lands. Secondary alternatives are conservation easements, retirement of development rights or other similar protection measures. Financing for the long-term maintenance of such areas should be considered through endowments, assessments, or other public funding mechanisms.
- CO-21 Develop design criteria for improvements to roadways and other infrastructure that meet environmentally sensitive standards similar to those imposed on new development.

- CO-22 Require development designs that protect and preserve important, viable habitat areas and habitat linkages in their natural condition.
- a. Require buffers, development setbacks, or other measures adequate to protect such areas from runoff, erosion, grading, and vegetation clearance.
 - b. Lighting shall be designed and placed in a manner that does not distract wildlife or impede wildlife movement.
 - c. Require that fences, walls, and landscaping are designed and placed in such a manner that they do not restrict wildlife movement.
 - d. Preserve biotic resources within habitat areas of species tracked by the California Natural Diversity Database, and require that new development not cause an adverse impact to the viability of the population.
- CO-23 Preserve, and where feasible enhance, oak (genus *Quercus*), California walnut (*Juglans californica*) and Western sycamore (*Platanus racemosa*) trees and communities within proposed development sites.
- CO-24 Prohibit the use of motorized off-road vehicles within ESHA and on the area's trail system.
- CO-25 Use primarily locally-indigenous plant species in landscape areas outside of Fuel Modification Zone A or areas that extend 30 feet from the structure(s) requiring fuel modification.
- CO-26 An Environmental Review Board (ERB) comprised of qualified professionals with technical expertise in resource management shall be established by the Board of Supervisors as an advisory body to the Regional Planning Commission and the Board to review development proposals in the Santa Monica Mountains Coastal Zone. The ERB shall provide recommendations to the decision-making body on the conformance or lack of conformance of the project to the policies of the Local Coastal Program, and shall consider the individual and cumulative impact of each development proposal. Any recommendation shall include mitigation measures designed to minimize adverse impacts to coastal resources.
- CO-27 Revise the SERA map (Map 2) every five years in cooperation with the Environmental Review Board and the resource agencies within the Santa Monica Mountains. Areas of sensitive vegetative habitat that are the result of successful habitat restoration shall be designated as ESHAs. Revisions to the maps identifying SERAs shall be treated as CZP amendments and shall be subject to the approval of the Coastal Commission.
- CO-28 Protect ESHAs against disruption of habitat values, and allow only uses dependent on such resources within ESHAs, such as wildlife observation and hiking.

Residential or commercial uses shall not be considered resource-dependent uses. Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA.

- CO-29 Review new development proposed in ESHA buffers. The siting, design, size, and intended use of any development within the buffer shall be limited, restricted and/or conditioned to minimize impacts to ESHAs.
- CO-30 Allow road crossings of streams within ESHAs using the least-damaging alternative, but only where there is no practical alternative for providing access.
- CO-31 Require that mitigation of unavoidable adverse impacts to SERAs be carried out in a similar habitat type within this Plan area. The County shall coordinate with other public agencies and/or qualified non-profit land preservation organizations to establish priorities for offsite mitigation enhancement efforts within SERAs, where appropriate, for proposed development projects lacking adequate onsite mitigation opportunities.
- CO-32 Support the removal of Rindge Dam from Malibu Creek and other passage barriers throughout the Coastal Zone to help restore steelhead trout habitat and facilitate sediment transfer to beaches downstream.
- CO-33 Support California Department of Fish and Game and Regional Water Quality Control Board efforts to increase monitoring to assess the conditions of the Santa Monica Mountains Coastal Zone nearshore species, water quality, and kelp beds; to support rehabilitation or enhancement of deficient areas; and to protect public health and nearshore resources which are under pressure from over-harvesting or collection.

E. Hillside Management

Along with vegetation, the bold open ridges, deep canyons, rolling hills, and interior valleys of the Santa Monica Mountains provide the foundation for the area's natural beauty. Most of the area's remaining vacant land consists of steep slopes in excess of 25 percent grade, with level topographic areas comprising only a small portion of the total land area. The natural hillsides remaining within the area are a significant biological and visual resource, and a key characteristic of the area's communities.

Several significant topographical features characterize the region. The portion of Zuma/Trancas Canyon east and south of Mulholland Highway and north of Encinal Canyon Road provides one of the area's most visually prominent views of mountains, canyons, and valleys. Castro Peak, located east of Latigo Canyon Road in the north-central part of the study area, is a distinguishing feature that also marks the second-highest point in the Santa Monica Mountains. Saddle Peak, located west of scenic Schueren, Stunt, and Saddle Peak

Roads, and Malibu Bowl, located adjacent to Malibu Creek State Park east of Corral Canyon Road, are also very striking.

While hillside areas are a notable asset of the region and worthy of sensitive treatment for their scenic and biotic values, they also require careful management in order to protect public safety and the quality of stream, ground, and coastal waters. Grading, development, landscaping, equestrian and other specific-use activities may change slope stability and the amount and quality of water runoff in these areas. Human activities in hillside areas that may directly or indirectly impact natural drainages and alter stormwater runoff must be evaluated and addressed if necessary.

Hillside Management Goals and Policies

Goal CO-3: Hillside areas that retain their natural topographic character and locally-indigenous plant communities, and hillside development which protects public health and safety, minimizes erosion and development-induced runoff, and protects the undeveloped landscapes visible from key public lands, trails, and scenic highways.

Policies:

- CO-34 Minimize the amount of grading.
- CO-35 Site and design new development to protect natural features, including vegetation.
- CO-36 Encourage balancing cut and fill on site except where exporting the excess soil would preserve biotic, scenic, or other significant resources.
- CO-37 Ensure that development conforms to the natural landform and blends with the natural landscape by using architectural and design techniques such as split-level foundations, variable setbacks, and structures that blend with the natural environment in shape, materials, and colors.
- CO-38 Restrict disturbance of areas with a slope of 50 percent or greater.
- CO-39 Discourage the use of manufactured slopes in excess of ten vertical feet, and require that any such slopes be graded to reflect the natural contours of the land.
- CO-40 Require all structures on lots in hillside areas to be clustered if clustering is shown to decrease the overall need for grading. Development within a subdivision shall be clustered.
- CO-41 Require that topsoil from graded areas be saved and utilized in landscape areas of the project.

F. Open Space

About 27,000 acres within the Santa Monica Mountains Coastal Zone - about 53 percent of the area - have been preserved as public open space or land preservation areas. These lands are under the management of government agencies such as the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy, and non-government organizations such as the Mountains Restoration Trust. Additional committed open space areas include permanent open space lands preserved as the result of various development approvals.

The area's recreational potential has been advanced through substantial investment of public funds in Federal and State parks, and through the establishment of the Santa Monica Mountains National Recreation Area and agencies and organizations such as the Santa Monica Mountains Conservancy, the Mountains Recreation and Conservation Authority, and the Mountains Restoration Trust. Not all recreational opportunities and uses are limited to public parks, as other established open lands provide substantial passive recreation to County residents. This includes significant investment by private land trusts holding land for future transfer to public agencies, as well as entrepreneurial and family investments in private recreational facilities.

There are generally three types of open space in the Coastal Zone:

- Open Space for the Protection of Significant Environmental Resources. Most of the land acquired by the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy falls into this category, as these lands contain significant biological resources. Much of the remaining open space within the region contains a variety of important locally-indigenous plant and wildlife habitats and habitat linkages. These habitats also represent a scenic resource of great value.
- Open Space for the Protection of Public Health and Safety. Many hillside areas have proven to be unstable. They are unsuitable for development and are more appropriately left as open space. Many steeply sloping areas and areas subject to flooding have been committed to long-term open space, primarily as part of past development approvals.
- Open Space for Public Recreation. These open space areas include the public and private parks and beaches managed by Los Angeles County and property owners' associations, dedicated trail easements, and recreation areas owned and managed by agencies such as the National Park Service and the California Department of Parks and Recreation. Also included are areas of outstanding scenic beauty and historically or culturally significant sites.

Additionally, large blocks of privately-owned undeveloped lands that exist throughout the region function as open space when not fenced.

One of the major goals of this Plan is to assist in establishing a system of interconnected parks and regional trails.

Open Space Goals and Policies

Goal CO-4: An integrated open space system that preserves valuable natural resources and provides a variety of recreational opportunities, within a program coordinated among Federal, State, local, and non-profit agencies for the consistent management of public lands.

Policies:

- CO-42 When development conditions of approval set aside lands for open space, clearly define the land's intended open space functions and ensure that the management and use of such lands are consistent with those intended open space functions.
- CO-43 Depict as permanent deed-restricted open space on the Land Use Policy Map all public or private parcels set aside as open space, conservation easements, and open space easements. The recordation on titles of such dedicated lands shall also be required.
- CO-44 Require that brush clearance for any new development or improvement does not encroach into dedicated open space or parkland.
- CO-45 Pursue a variety of methods to preserve open space, including fee simple acquisition, purchase of development rights, land swaps, regulations, or development density and lot retirement incentives. For county, state, and federal funds that may be earmarked for open space, assign high priority to acquiring properties designated on the National Park Service's Land Protection Plan, and to parcels within ESHAs.
- CO-46 Implement legal protections, such as deed restrictions and filing of open space easements, to ensure designated open space lands are preserved in perpetuity.
- CO-47 When open space is being dedicated, prioritize acquisitions to those lands that contain unique ecological features; protect undeveloped streams, watersheds, woodlands, and grasslands; prevent vegetation clearance or grading of steep areas; help reduce development-induced runoff; and protect existing and approved recreation areas.

G. Scenic Resources

The natural beauty of the Santa Monica Mountains is widely recognized as one of its most distinctive and valuable attributes, making it a primary attraction to residents and visitors. The environment is characterized by occasional morning fog draping over rolling hills, canyons, oak woodlands, and dramatic geologic features coexisting with distinctive

communities, such as Topanga and Monte Nido. There are also a number of local and regional recreation trails and scenic driving routes that meander through the Mountains, including two state-designated County Scenic Highways, Mulholland Highway and Malibu Canyon-Las Virgenes Road.

Given the proximity of development to such abundant scenery, any form of physical alteration has immediate and noticeable effects. Activity in the area, whether it is residential development, recreation facilities, or agriculture, has greater visual impacts on the land than in many other parts of Los Angeles County. The visual impact of building, grading, or even vegetation removal can be just as dramatic as the natural features themselves. In some parts of the Santa Monica Mountains, natural features have been graded away or built upon, effectively obliterating any scenic qualities.

Activity that would result in the following conditions would be considered to have an adverse effect on aesthetic resources:

- Development activity that would encroach into regionally- or locally-significant skylines and ridgelines. This might include structures that would be visible along the ridgeline, or grading that would modify ridgeline landforms or result in the removal of natural vegetation along the ridgeline.
- Development of natural open space possessing high aesthetic value. This would include a range of land development projects from those with a rural character to those with a suburban intensity, and would apply primarily to areas that are disconnected from existing development.
- Development activity along scenic routes that would disrupt the views along such identified routes. This would include, but is not limited to excessive signage and structures that would obstruct scenic views of the ocean, skyline, or other significant vistas.

Dramatic topographic features and rural conditions make the area's scenic resources highly visible to residents and visitors. Views of natural features are the focus of scenic preservation and enhancement. The following policies are not intended to completely preclude development from scenic areas, but are a means to protect scenic qualities. Their intent is to require and achieve a sensitive balance between development and protecting the visual qualities of the Santa Monica Mountains.

The Scenic Resources provisions shall apply to the following features designated on the Scenic Resources map of the Coastal Zone Plan as:

- Scenic Elements;
- Significant Ridgelines; and
- Scenic Routes.

Scenic Elements. Scenic Elements are designated areas that contain exceptionally scenic features unique not only to the Santa Monica Mountains, but to the Los Angeles County region. These areas are characterized by rare or unique geologic formations, such as large rock outcroppings, sheer canyon walls, coastline viewsheds, or undisturbed hillsides and/or riparian or woodland habitat with intact native vegetation and plant communities.

Significant Ridgelines. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. In general, Significant Ridgelines are highly visible and dominate the landscape. Significant Ridgelines were selected based on one or more of the following criteria:

- a. Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor, such as in Malibu Canyon;
- b. Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline, such as in Las Flores Canyon;
- c. Cultural landmarks: Ridges that frame views of well-known locations, structures or other places which are considered points of interest in the Santa Monica Mountains Coastal Zone, such as Castro Peak and Turtle Rock;
- d. Uniqueness and character of a specific location: Peaks and their adjoining ridges, such as Saddle Peak;
- e. Existing community boundaries and gateways: Ridges and surrounding terrain that separate communities, and provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape, such as the ridgelines surrounding the Monte Nido area; and
- f. Overall integrity: Ridges that comprise a significant component of a pristine, undeveloped mountain system and are viewable from a public place, such as those surrounding Arroyo Sequit.

Scenic Routes. Scenic routes are selected for the unique aesthetic qualities that can be experienced as one drives along them. The selected routes pass along wide swaths of undisturbed habitat, offer views of dramatic geologic or coastal formations, pass by rolling hills studded with oaks, and wind past areas rich with riparian vegetation.

The purpose of the following policies is to protect public views from Scenic Routes, and of Scenic Elements and Significant Ridgelines.

Scenic Resources Goals and Policies

Goal CO-5: *An environment that retains the area's scenic beauty, including specific natural features and broad vistas.*

Policies:

CO-48 Scenic Resources are identified on Map 3 and consist of Scenic Elements, Significant Ridgelines, and Scenic Routes.

CO-49 Maintain and enhance the quality of vistas along identified scenic routes, including:

- Mulholland Highway;
- Pacific Coast Highway (SR-1);
- Malibu Canyon/Las Virgenes Road County Scenic Highway;
- Kanan-Dume Road;
- Topanga Canyon Boulevard (SR-27);
- Old Topanga Canyon Road;
- Saddle Peak Road/Schueren Road;
- Piuma Road;
- Encinal Canyon Road;
- Tuna Canyon Road;
- Rambla Pacifico Road;
- Las Flores Canyon Road;
- Corral Canyon Road;
- Latigo Canyon Road; and
- Little Sycamore Canyon Road.

CO-50 Maintain the quality of vistas of designated Scenic Elements and Significant Ridgelines from public viewing areas.

CO-51 Blend and conform natural landscape alteration to the existing site terrain and surroundings to ensure minimal disruption of existing visual features.

CO-52 Preserve topographic features of high scenic value in their natural state, including canyon walls, geological formations, creeks, ridgelines, and waterfalls.

CO-53 Prohibit development on designated Significant Ridgelines and require that structures be located sufficiently below Ridgelines so as to preserve unobstructed views of a natural skyline.

CO-54 Preserve and, where feasible, restore and enhance tree communities – especially oak, walnut, and sycamore woodlands and savannas – as important elements of the area’s scenic character.

CO-55 Prohibit placing new and phase out any existing offsite advertising signs and onsite pole signs upon change of use, along designated scenic routes. Prohibit the placement of signs (except traffic control signs), utilities, and accessory equipment that obstructs public views to the ocean, parks, and Scenic Elements wherever feasible.

CO-56 Control lighting to preserve the visibility of the night skies and stars.

- CO-57 Prohibit exposed cantilevers or understories. Cantilevers and understories shall be covered with materials that blend with the surrounding landscape.
- CO-58 Require new multi-unit developments, including adjoining projects undertaken by the same person, to use colors and exterior materials that blend with the surrounding landscape. Prohibit highly reflective materials with the exception of solar panels.
- CO-59 Encourage the undergrounding of all existing and future utilities as funding is available.
- CO-60 Limit the height of structures above grade to minimize impacts to visual resources. Chimneys and non-visually obstructing rooftop antennas may be permitted to extend above the allowable height of the structure.
- CO-61 Design and locate signs to minimize impacts to visual resources. Signs approved as part of commercial development shall be part of a coordinated sign program incorporated into the design of the project and shall be subject to bulk, height, and width limitations.
- CO-62 Fences, gates, and walls shall be designed to blend in with the surrounding natural landscape, and shall not present the appearance of a bare wall.
- CO-63 Require fences, walls, and ornamental landscaping to be placed in such a manner that they do not obstruct scenic resources, to the extent possible.
- CO-64 Require wireless telephone facilities to be designed and sited in such a manner that they blend into the landscape. Such facilities shall be co-located where possible.

H. Recreation and Trails

The Santa Monica Mountains offer the Los Angeles metropolitan area a wide range of public and private recreational opportunities. The Mountains are particularly well-suited for passive outdoor recreational experiences in a natural setting. The value of recreation close to the urban complex is immense. The Santa Monica Mountains area provides an opportunity to experience a recreation-oriented, outdoor lifestyle within the Los Angeles region. Several entities provide parks and recreational opportunities within the planning region, including the National Park Service, the California Department of Parks and Recreation, Santa Monica Mountains Conservancy, County of Los Angeles, and area cities. Local organizations are also actively involved in the provision of regional recreation.

The cornerstones of the area's recreation opportunities are the existing Federal and State parks, beaches, and trails. These areas and agencies' proposed acquisitions, linked by the scenic routes identified in this Plan and a network of riding, hiking, and bicycle trails, should be integrated and connect throughout the Santa Monica Mountains National Recreation Area. Public recreation areas should be supported by compatible commercial recreation uses

such as lodging, camps, and equestrian facilities, maximizing the resource-based recreational opportunities available.

The existing outdoor recreation facilities system is insufficient for meeting regional recreation needs; however, public agencies are currently working to expand these facilities to accommodate these needs in the future. Many trails, established through years of use, travel across public and private property, and include designated bikeways along public roads. A formal, comprehensive public trail system for hikers, bicyclists, and equestrians is being designed and managed by public agencies to address and incorporate these trails and roads and to link them to various recreational facilities. A recognized system of trails and bikeways in the Santa Monica Mountains will provide usable, safe access within and between recreation areas and park lands.

Expanding recreational amenities will increase the need for coordinated resource management necessary to protect sensitive habitats from overuse or degradation. Habitat protection in the Santa Monica Mountains should be ensured through an integrated recreation plan coordinated among responsible agencies and local organizations.

Existing and Proposed Park and Trail Facilities

Parks

The County of Los Angeles does not currently operate any regional park facilities within the Santa Monica Mountains Coastal Zone (See Section I. Shoreline and Beaches). While the County recognizes that there are local park needs throughout the planning region, this steep, mountainous, limited-access area is generally not suitable for traditional parks that require developed facilities on large flat areas.

Trails

The existing Santa Monica Mountains trail system is comprised primarily of regional trails operated by public and private agencies, as well as trails that extend onto private lands. There are many trails throughout the Mountains, but only those within parklands, or along dedicated easements, are publicly protected. Maintenance and often basic construction of trails protected through public ownership, prescriptive use, or easements are primarily carried out by volunteers.

The Santa Monica Mountains Area Recreational Trails (SMMART) Coordination Project, a consortium of public agencies and private concerns which includes the National Park Service, California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Santa Monica Mountains Trails Council, has proposed additions to the County's trails plan as well as new trail amenities such as trail camps to be considered by the park agencies.

In response to the information developed by the SMMART Project, the NPS, CDPR, and the SMMC have composed the Interagency Trail Management Plan, an integrated trail

system for the Santa Monica Mountains National Recreation Area that aims to balance recreational access with resource protection. This system is intended to link area recreation facilities, to connect other local and regional trail networks, and to provide trail access between the mountains, the coast, and other open space and parklands. The system will include trails of varying lengths and degrees of difficulty to accommodate people with a variety of skills and abilities, including the physically challenged, senior citizens, and families. Plans are underway to complete the Backbone Trail, which crosses the Santa Monica Mountains from Ventura County to the City of Los Angeles. A series of loop trails is planned for bicyclists, equestrians, and hikers. Overnight camps will be encouraged and established along longer trails to allow uninterrupted backpacking trips of several days' duration. The trail system should eventually connect with other major trails in the greater region, such as the Rim of the Valley Trail and the Pacific Crest Trail.

The Rim of the Valley Trail is within the state-designated Rim of the Valley Trail Corridor, stretching from Sierra Madre to Moorpark, and will link parklands and mountain open spaces encircling the San Fernando, Crescenta, western San Gabriel, Simi, and Conejo Valleys. The Rim of the Valley Trail will link to the Pacific Crest Trail and the Santa Monica Mountains Backbone Trail.

The 2,550-mile long Pacific Crest Trail - a National Scenic Trail - passes through northern Los Angeles County mostly in the San Gabriel Mountains, Sierra Pelona Range, and mountains northeast of Pyramid Lake in the Angeles National Forest. The trail passes through intervening private lands before it crosses the western Antelope Valley into Kern County. Trails within the Coastal Zone should provide links to this major trail.

Future Regional Trails

Planning for the Juan Bautista De Anza National Historic Trail is underway. This trail is one of only seven national historic trails. The trail commemorates the 1,200-mile expedition of Juan Bautista de Anza in 1775-1776, when he led a contingent of colonists from Mexico across deserts and mountains to establish a colony for Spain at San Francisco. An approximately five-mile segment of the Juan Bautista De Anza National Historic Trail will cross parklands in the Simi Hills north of the Coastal Zone. A spur trail to the south should connect the Anza National Historic Trail with Malibu Creek State Park, the approximate location of one of the expedition's camping sites. The National Park Service is coordinating this interstate planning effort.

The Simi to the Sea or Zuma Ridge Trail will link Simi Valley to the sea, providing a continuous trail from the Arroyo Simi Equestrian Center through the Simi Hills to Zuma Canyon. The County of Los Angeles and the Santa Monica Mountains Trail Council maintain portions of the regional trail.

The Coastal Slope Trail will connect all of Malibu from the east to west, and continue west of the Coastal Zone. With established connector trails and neighborhood trails, this complete system will enable residents to walk, hike, or ride from one part of town to another, to reach the beach at varying intervals, such as at Leo Carrillo and Topanga, or

connect up to greater regional trails. The California Coastal Trail is a state-legislated trail that allows full access across the coast of the Santa Monica Mountains National Recreation Area at low tide. The NPS, CDP, and the SMMC will work in cooperation with other State agencies and non-profit organizations to accomplish trail signage, access, and promotion.

Trails Acquisition Programs

Trail easements over and improvements to trails on private lands are often included in conditions of development approval; funding for ongoing construction and maintenance of such trails should be sought at this opportunity. Open space lands may contain existing trails or provide opportunities for new trails, although funding for construction and maintenance is not necessarily assured. As trail acquisition opportunities arise, regional coordination is essential to both ensure an integrated trails network and to dedicate specific trail segments to the agency best able to fund trail construction and ongoing maintenance.

Recreation and Trails Goals and Policies

Goal CO-6: A variety of recreational opportunities affording a range of experiences from wilderness to improved parks, including public trail access to public lands - all in a manner that protects natural resources.

Policies:

- CO-65 Encourage a full range of recreational experiences to serve regional and national visitors, including the transit-dependent and the physically challenged.
- CO-66 Encourage opportunities for recreation throughout the Plan area when consistent with environmental values and protection of natural resources.
 - a. Provide resource-dependent recreational opportunities within undeveloped natural areas consistent with the tolerance capabilities and character of each area. Activities in natural areas with limited road access or the presence of ESHA or Significant Woodlands and Savannas shall focus on the appreciation of the natural environment and contain no active recreation elements harmful to natural resources.
 - b. Regulate use to preserve resource values within natural areas intended for the protection of vegetative, habitat, and scenic resources.
 - c. Establish the facilities necessary for information, first aid, orientation, recreation, interpretation, education, and recreation area maintenance and operations, where appropriate. Design these facilities in harmony with the surrounding natural landscape.

- d. At the periphery of areas devoted to recreation, provide sufficient staging and parking areas at trail access points, including space to accommodate horse trailers where needed and appropriate; to ensure adequate access to the trails system, campgrounds, roadside rest, and picnic areas where suitable; to provide visitor information; and to establish day use facilities, where the facilities are developed and operated in a manner consistent with the policies of the Plan and compatible with surrounding land uses.

- CO-67 Use open space easements, such as flood inundation areas, and establish other procedures to acquire land or the use of land from willing owners for recreational and open space purposes. Utilize public land for recreation or public access where appropriate and consistent with the interests of public safety and the protection of sensitive environmental resources.
- CO-68 Encourage new private low-intensity visitor-serving recreational facilities, including equestrian rental and boarding facilities, campgrounds, and low-intensity conference facilities that are developed and operated in a manner consistent with the policies of the Plan and compatible with surrounding land uses.
- CO-69 Encourage the involvement of volunteers and use conservation or public service programs, where possible, to assist in the development, maintenance, and operation of recreational facilities.
- CO-70 Low-intensity visitor-serving commercial recreational facilities shall be given priority over residential or general commercial development where appropriate. New visitor-serving commercial uses shall not displace existing low-cost recreational uses unless a comparable replacement area is provided.
- CO-71 Locate development of visitor-serving commercial recreational facilities at sites which provide convenient public access, adequate infrastructure, sufficient and safe parking, and that are designed to enhance public opportunities for recreation.
- CO-72 Permit visitor-serving commercial recreational uses near public parklands and recreation areas only if the development does not overload nearby recreation areas. This shall be determined by the scale and intensity of the proposed use and the compatibility with the character of the nearby parkland and recreation area.
- CO-73 Provide adequate parking to serve recreation uses. Existing parking areas serving recreational uses shall not be displaced unless a comparable replacement area is provided.
- CO-74 Provide safe and accessible bikeways on existing roadways (see Map 4 Recreation) and support related facilities, where feasible, through the implementation of the adopted Plan of Bikeways in the County General Plan.

- CO-75 Coordinate with Federal, State, and County park agencies, and other qualified public and private land conservation agencies to determine the appropriate agency or organization to accept, develop, and maintain trail dedication offers.
- CO-76 Protect and, where possible, enhance recreation and access opportunities at existing public beaches and parks as an important coastal resource. Public beaches and parks shall maintain low-cost user fees and parking fees, to the extent possible, to maximize public access and recreation opportunities.
- CO-77 Protect and enhance the trail system as shown on Map 4 Recreation.
- a. New development shall be reviewed to determine the most appropriate means to protect trails. Depending on the size, location, impacts, and intensity of the proposed development, one of the following may be imposed: to setback from the trail, to provide a trail easement, or to dedicate a trail. If an easement or dedication is required, it shall preferably be made to a public agency or land conservation organization.
 - b. New development shall not negatively impact the use of or views from dedicated trails.
 - c. As funding becomes available, implement the trails as shown on Map 4 [Recreation](#).
 - d. Expand and support the establishment of trail systems for hiking, mountain bike riding, and equestrian uses to accommodate projected demands only to the degree which an evaluation by county departments has shown will not negatively impact environmental quality and user safety. Designate trails for multiple use when the various uses would be compatible.
 - e. Design a trail system to provide linkages between major regional trails and area recreational facilities. Proposed trail locations are not intended to be precise, and the best and most feasible route would be determined as a result of further study during any review of a coastal development permit (see Map 4 Recreation).
 - f. Locate trails and trail facilities, including parking areas, in a manner that preserves natural resources, including scenic values, wildlife habitats and corridors, and water and groundwater quality.
 - g. Relocate or redesign any trails that may exist within environmentally sensitive areas to protect natural resources and enhance trail use.
 - h. Prohibit motorized off-road vehicle use on the area trails system; restrict mountain bike use to designated multi-use trails specifically designed and identified for bicycles and where conflict with equestrian and hiking uses would not occur.

- i. Preserve public rights when development is proposed, by obtaining trail easements where the public has acquired these rights through use, or where the trail is depicted on Map 4 Recreation. Conduct a review of each development proposal to determine whether there is a nexus between the development's impacts and obtaining a trail easement, and to determine whether obtaining a trail easement is proportional mitigation for the impacts of the proposed development. Trail easements shall preferably be dedicated to a public agency or land conservation organization.

I. Shoreline and Beaches

The remaining North Santa Monica Bay shoreline under the County's land use jurisdiction is a natural resource of extraordinary aesthetic, environmental, and recreational value. This shoreline includes Topanga County Beach, Topanga State Park, and Leo Carrillo State Park, comprising nearly two miles of coastline, all of which are readily accessible to the public and provide swimming, sunbathing, fishing, and other recreational opportunities. Notable coastal habitats include coastal strand, wetlands, tidal rock formations, estuaries, and coastal lagoons. The preservation of these habitat communities is critical for the distribution of stream sediment to the coastline for beach sand replenishment and for the maintenance of estuarine habitats. Additionally, estuary and lagoon habitats are a critical component of restoration efforts for steelhead trout migration.

There are numerous threats to the coastline and beach habitats and to public health and recreational resources, including beach sand erosion and pollution. While beach erosion along the California coast is a natural process, it has been exacerbated by human activities, such as construction along the shore, upstream urbanization, dams, and debris basins which have altered the natural movement of sand, as well as the volume and character of the natural supply of sediment to the coastline, the most significant mineral resource found in the Coastal Zone. Urbanization has further threatened public health and degraded marine resources with pollution from pesticides and fertilizers from gardening, failed septic systems, and other non-point contaminated run-off and stormwater. In some cases, urbanization and over-irrigation have resulted in disturbance of estuarine habitats due to elevated levels of groundwater.

Located adjacent to the ocean, Pacific Coast Highway (PCH) presents a special consideration since it is threatened by erosion, wave uprush, and flooding. To protect PCH from these processes, Caltrans has armored portions of the shoreline in the Malibu area with rock revetments.

These threats have brought about the need for the policy provisions included in this section to better protect public health and shoreline resources.

Shoreline and Beaches Goals and Policies

Goal CO-7: Shoreline and beaches that are accessible to the public and protected to the greatest extent possible from the impacts of beach sand erosion, development, conflicting uses, and other possible threats.

Policies:

- CO-78 Development in areas adjacent to sensitive marine and beach habitats shall be sited and designed to prevent impacts that could significantly degrade the environmentally sensitive habitats. All proposed uses shall be compatible with maintaining the biological productivity and integrity of such habitats.
- CO-79 Protect marsh-wetland habitats and restore biological productivity where possible.
- CO-80 Prohibit the alteration or disturbance of marine mammal habitats and other sensitive resources, including haul-out areas, by recreational or any other new land uses.
- CO-81 Protect and enhance dune and beach habitats. With the exception of vehicles utilized for emergency or official purposes, traffic through dunes and on the beach shall be prohibited and pedestrian traffic through dunes, where specifically permitted, shall use well-defined footpaths or other directed means of circulation. Adverse traffic impacts must be minimized.
- CO-82 Preserve and, where feasible, enhance nearshore shallow water fish habitats.
- CO-83 Permit the diking, filling, or dredging of open coastal waters, wetlands, and estuaries only where there is no feasible less-environmentally damaging alternative, and where mitigation measures have been provided to minimize adverse environmental effects. Uses of open coastal waters, wetlands, and estuaries shall be limited to the following:
- Incidental public service purposes including, but not limited to, burying cables and pipes, bridge construction or repair, and maintenance of existing drainage structures;
 - Restoration purposes; and
 - Nature study, aquaculture, or similar resource-dependent activities.
- CO-84 Limit the construction of seawalls, revetments, breakwaters, or other hard protection devices for coastal erosion control to emergency cases. Any such permitted structures shall be sited to avoid impacting sensitive resources.
- CO-85 Prohibit shoreline structures, including piers, groins, revetments, breakwaters, drainages, seawalls, pipelines, and other such construction that alters natural shoreline processes, except where there is no less-environmentally damaging

alternative for the protection of coastal-dependent uses, existing development, or public beaches in danger from erosion. Any such structures shall be sited to avoid sensitive resources and designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation or contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

- CO-86 Coordinate with the Department of Beaches and Harbors and Caltrans on beach nourishment efforts and future strategies to protect against beach erosion and to protect Pacific Coast Highway.
- CO-87 Permit the placement of sediments removed through erosion or flood control facilities, at appropriate points on the shoreline for the purpose of beach sand replenishment. Design such a program to minimize adverse impacts to beach, inter-tidal, and offshore resources, and to incorporate appropriate mitigation measures.
- CO-88 Support Department of Fish and Game and Regional Water Quality Control Board efforts to increase monitoring to assess the conditions of the Coastal Zone near-shore species, water quality, and kelp beds, and support rehabilitation or enhancement of deficient areas.
- CO-89 New development that is in proximity to the shoreline and beaches shall be sited and designed in ways that minimize:
- Risks to life and property;
 - Impacts to public access and recreation;
 - Impacts to scenic resources; and
 - Impacts to the quality or quantity of the natural supply of sediment to the coastline.
- CO-90 Minimize human-induced erosion by reducing concentrated surface runoff from use areas and elevated groundwater levels from urbanization and irrigation.
- CO-91 Participate in the development of short-term and long-term strategies that respond to sea level rise.
- CO-92 Support efforts and funding to maintain clean beaches and improve the water quality of coastal waters, estuaries, and nearshore waters.

J. Paleontological and Historic Cultural Resources

The Santa Monica Mountains are rich in paleontological and historic cultural resources, including archaeological resources of the Native Americans and cultural resources of early settlers. Many of these resources are found on lands under the management of the National

Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy. The stewardship and preservation of these resources in the Santa Monica Mountains are important for three main reasons:

- Increasing public use, growing pressures for development, and deterioration through age and exposure continue to place the Mountains' paleontological and historic cultural resources at risk.
- It is in the public interest to preserve historic cultural resources because they are irreplaceable and offer cultural, educational, aesthetic, and inspirational benefits.
- The stewardship of paleontological and historic cultural resources is necessary to deepen cultural awareness as well as to increase the public's understanding of the existing environment.

County development review procedures include consideration and protection of paleontological and historic cultural resources. Mitigation measures are required where development is determined to adversely impact any such resource. Other groups are also concerned with the preservation of these resources. The National Park Service conducts ongoing research on the history and cultural heritage of the Santa Monica Mountains. Summarized below are some of the major findings of its research, with further information available in Appendix C Historic and Cultural Resources.

Paleontological Resources

Paleontological resources, or fossils, are the remains of ancient animals and plants, as well as trace fossils such as burrows, which can provide scientifically significant information on the history of life on earth. Paleontological resources in the Santa Monica Mountains include isolated fossil specimens, fossil sites, and fossil-bearing rock units. The oldest paleontological resources in the Mountains come from the Late Cretaceous Chatsworth formation. Ammonites, extinct mollusks related to the chambered nautilus, have been collected from this formation, as well as marine foraminifera, clams, snails, bryozoans, and shark teeth.

The Santa Monica Mountains have been the site of marine deposition for much of the Cenozoic period (the last 65 million years). There are a number of Tertiary rock units in the Santa Monicas known to yield scientifically significant paleontologic resources, including the Modelo, Pico, and Topanga formations. Abundant specimens of gastropods, valves of the giant pectinid, and about 50 species of mollusks have been found in the Topanga formation, a shallow-water, marine sandstone unit within the Coastal Zone. Unlike marine sediments, terrestrial sediments often do not contain fossils. This is because they are normally deposited immediately adjacent to the surface of the earth, an environment not conducive to fossil preservation.

Archaeological Resources

Archaeological resources refer to any material remains of past human life or activities that are of archaeological interest, including, but not be limited to: pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, and human skeletal materials.

An estimated 30 percent of the land throughout the Santa Monica Mountains (including areas outside of the County's jurisdiction) has been surveyed for archaeological sites. The area contains many geologic elements and major plant communities that indicate the presence of archaeological resources. According to the National Parks Service, there are over 1,500 known archaeological sites in the Mountains, one of the highest densities of any mountain range in the world. Collectively, these sites represent roughly 9,000 years of human use by native peoples.

The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within the Mountains since prehistoric times. The Chumash people have inhabited the region for nearly 9,000 years, while the Gabrieliño/Tongva people moved into the eastern Santa Monicas approximately 2,000 years ago.

Cultural Resources of Early Settlers

The area also contains many recent historical artifacts dating back to the 1500s. From the 1500s to the late 1700s, exploration of California was initiated by explorers from Spain, Portugal and Mexico. During the Spanish Colonial period from 1769 to 1822, Spain established a chain of Franciscan missions in California, including missions in San Gabriel, Ventura, Santa Barbara, and San Fernando. Around 1800, the Spanish Crown began granting land, including land in the Santa Monica Mountains, to retiring Spanish soldiers. Much of the land, known as ranchos, was used for cattle ranching and farming and was often worked by the Native Americans.

During the mid- to late-19th Century, the area was homesteaded by Americans looking for land, and large ranches were divided into smaller farms to open up opportunity for more families. With nearly 1,300 homestead claims in the Santa Monica Mountains, in addition to hundreds of structures in the Mountains and in the adjacent foothills, there are numerous features that are considered to be of local historical significance, including houses, ranches, and barns. Some are significant for events that occurred there, while others are significant for the individuals who lived there, or are important in terms of architectural history. Throughout the 20th Century, significant areas of the Santa Monica Mountains were developed for recreational and commercial uses.

Unfortunately, many of the known paleontological and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools,

antique nails, and equipment parts, have been picked up or even destroyed by visitors or residents. Recreation area operations have also negatively impacted historic trails and roads when they have been converted to other uses or obliterated for other purposes.

Paleontological and Historic Cultural Resources Goals and Policies

Goal CO-8: Preservation and enhancement of the area's rich and diverse paleontological and historic cultural resources.

Policies:

- CO-93 Support the protection and preservation of local resources that have paleontological and/or historic cultural value.
- CO-94 Prohibit development that would adversely impact archaeological, paleontological, or other significant cultural resources.
- CO-95 Regulate landform alteration to ensure minimal disturbance of known archaeological and historic cultural sites.
- CO-96 Preserve and protect resources and traditions that are of importance to Native Americans, including the Chumash and Gabrieliño/Tongva peoples.
- CO-97 Prohibit the unauthorized collection of paleontological and historic cultural artifacts.
- CO-98 Notify all appropriate agencies, including Native American tribes, and the Department of Regional Planning of archaeological or paleontological resources discovered during any phase of development construction to ensure proper surface and site recordation and treatment.
- CO-99 Provide opportunities for horsekeeping and equestrian-oriented activities and recreation in order to preserve these historic uses in the Santa Monica Mountains.

Goal CO-9: Increased public awareness of the history and cultural heritage of the Santa Monica Mountains.

Policies:

- CO-100 Support the development of resource-dependent uses designed to educate the public on the history and cultural heritage of the Santa Monica Mountains, where appropriate.
- CO-101 Provide to new residents and other persons seeking development approvals under this Plan, information on the history and cultural heritage of the Santa Monica Mountains.

K. Coastal Act Sections and Corresponding Element Policies

The Conservation and Open Space Element addresses the following selected provisions of the Coastal Act. (Shown in *italic*, Coastal Act provisions are included for reference only and are not adopted by the County.)

Section 30210 Access; recreational opportunities

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

- Corresponding Conservation and Open Space Element policies: CO-24, 65 to 77.

Section 30211 Development not to interfere with access

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

- Corresponding Conservation and Open Space Element policies: CO-76, 89.

Section 30213 Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

- Corresponding Conservation and Open Space Element policies: CO-65, 68, 70, 71, 76.

Section 30221 Oceanfront land; protection for recreational use and development

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

- Corresponding Conservation and Open Space Element policies: CO-76, 89.

Section 30230 Marine resources; maintenance

Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

- Corresponding Conservation and Open Space Element policies: CO-33, 78 to 92.

Section 30231 Biological productivity; water quality

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

- Corresponding Conservation and Open Space Element policies: CO-1 to 15, 28 to 33, 78, 90, 92.

Section 30233 Diking, filling or dredging; continued movement of sediment and nutrients

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.*
- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.*
- (3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities shall not exceed 25 percent of the degraded wetland.*
- (4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*

(5) *Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.*

(6) *Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.*

(7) *Restoration purposes.*

(8) *Nature study, aquaculture, or similar resource-dependent activities.*

(b) *Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.*

(c) *In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.*

(d) *Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method of placement, time of year of placement, and sensitivity of the placement area.*

- Corresponding Conservation and Open Space Element policies: CO-32, 83, 85 to 87.

Section 30235 Construction altering natural shoreline

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

- Corresponding Conservation and Open Space Element policies: CO-83 to 85.

Section 30236 Water supply and flood control

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection

is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

- Corresponding Conservation and Open Space Element policies: CO-3.

Section 30240 Environmentally sensitive habitat areas; adjacent developments

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

- Corresponding Conservation and Open Space Element policies: CO-8, 9, 16, 22, 26 to 30, 66, 78.

Section 30244 Archaeological or paleontological resources

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

- Corresponding Conservation and Open Space Element policies: CO-93 to 101.

Section 30251 Scenic and visual qualities

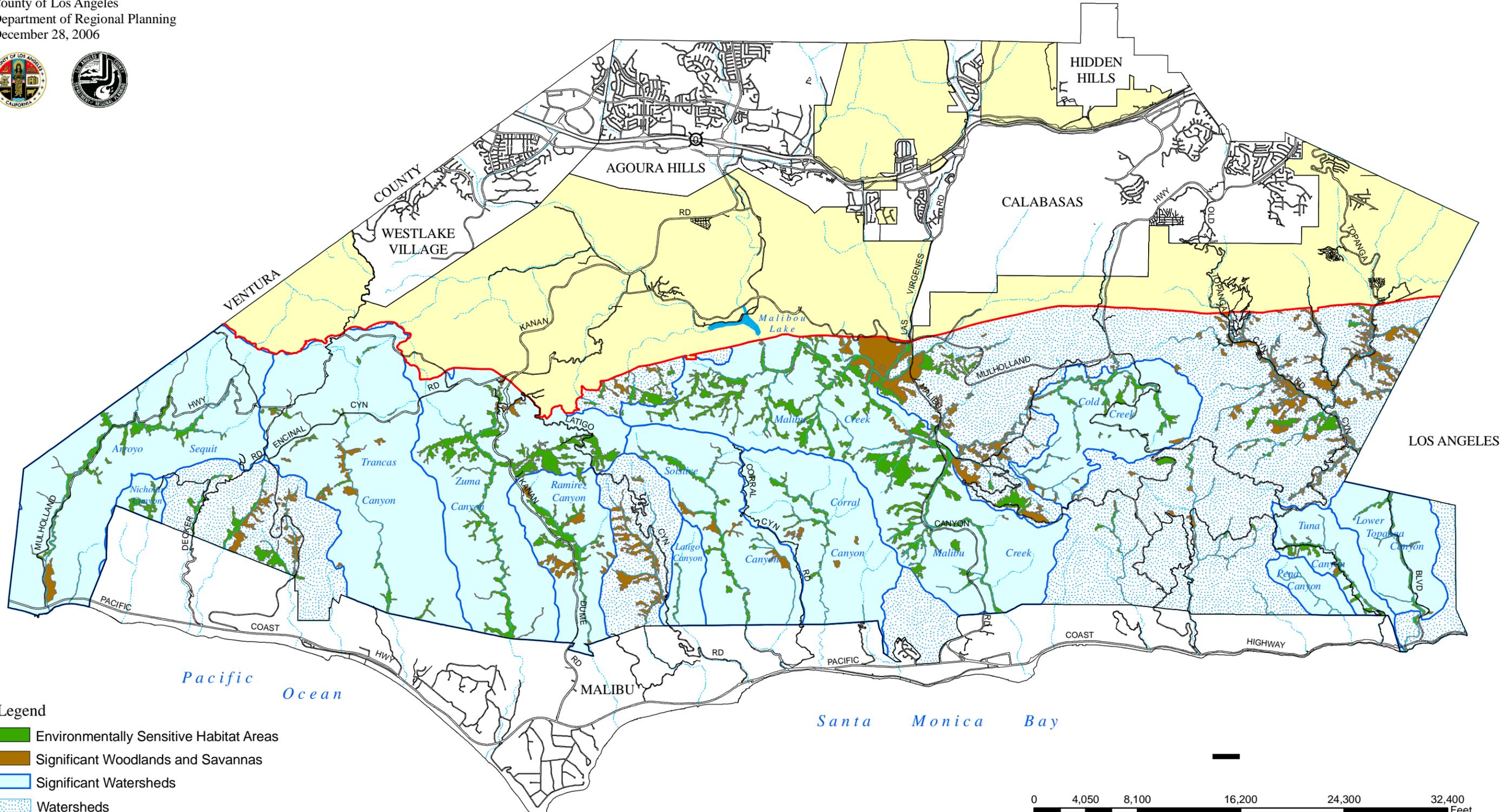
The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

- Corresponding Conservation and Open Space Element policies: CO-37, 39, 48 to 64, 77, 89.

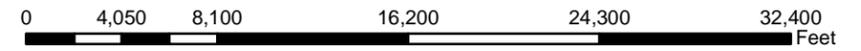
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Map 2 Sensitive Environmental Resource Areas

County of Los Angeles
 Department of Regional Planning
 December 28, 2006



- Legend**
- Environmentally Sensitive Habitat Areas
 - Significant Woodlands and Savannas
 - Significant Watersheds
 - Watersheds
 - Coastal Zone Boundary
 - Streams
 - Santa Monica Mountains North Area



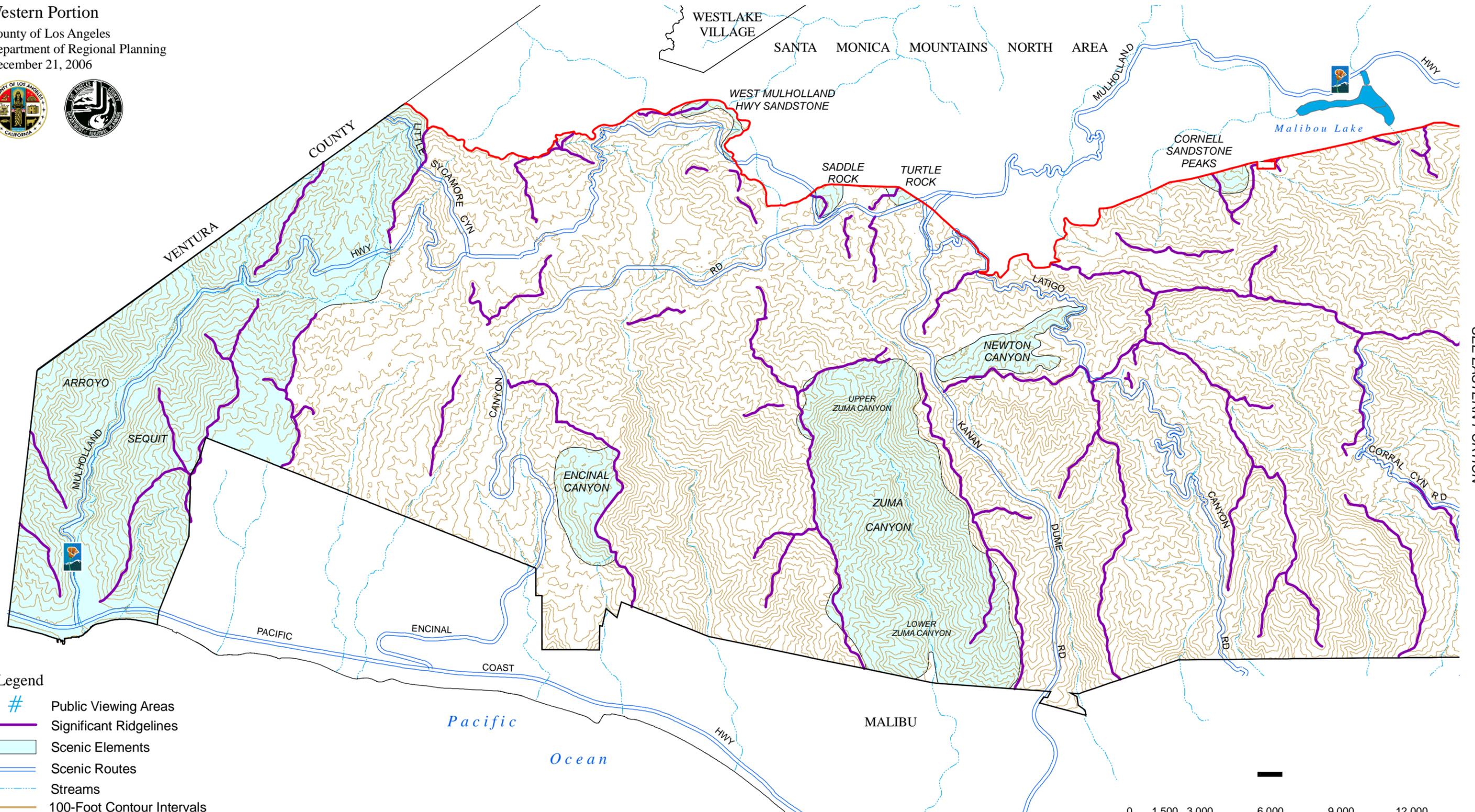
1 inch equals 7,750 feet

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Map 3 Scenic Resources

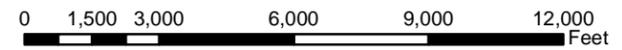
Western Portion

County of Los Angeles
 Department of Regional Planning
 December 21, 2006



SEE EASTERN PORTION

- Legend**
- # Public Viewing Areas
 - Significant Ridgelines
 - Scenic Elements
 - Scenic Routes
 - Streams
 - 100-Foot Contour Intervals
 - Coastal Zone Boundary
 - County Scenic Highway



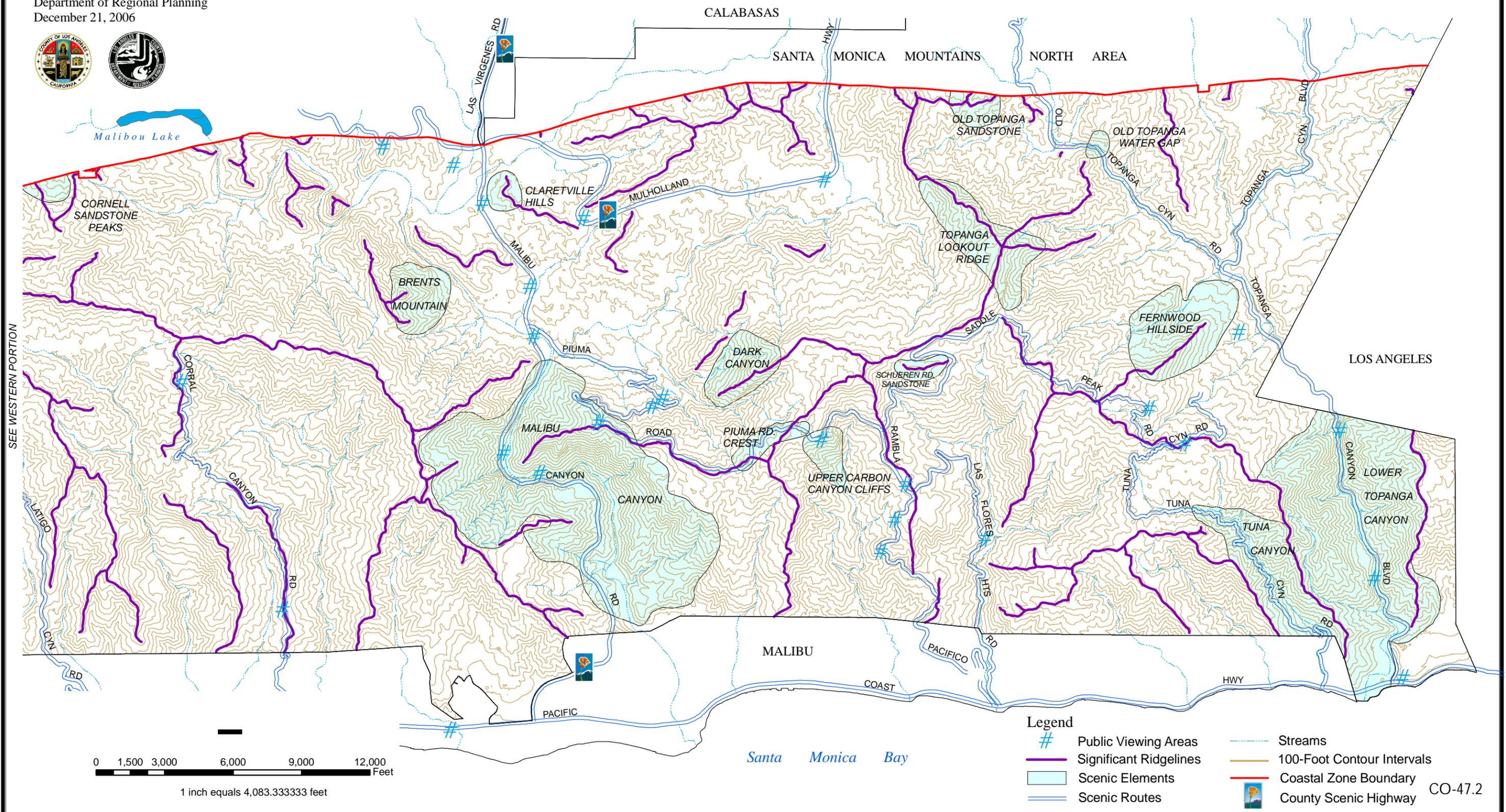
1 inch equals 4,075 feet

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

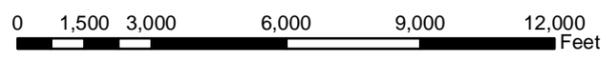
Map 3 Scenic Resources

Eastern Portion

County of Los Angeles
 Department of Regional Planning
 December 21, 2006



SEE WESTERN PORTION



1 inch equals 4,083.333333 feet

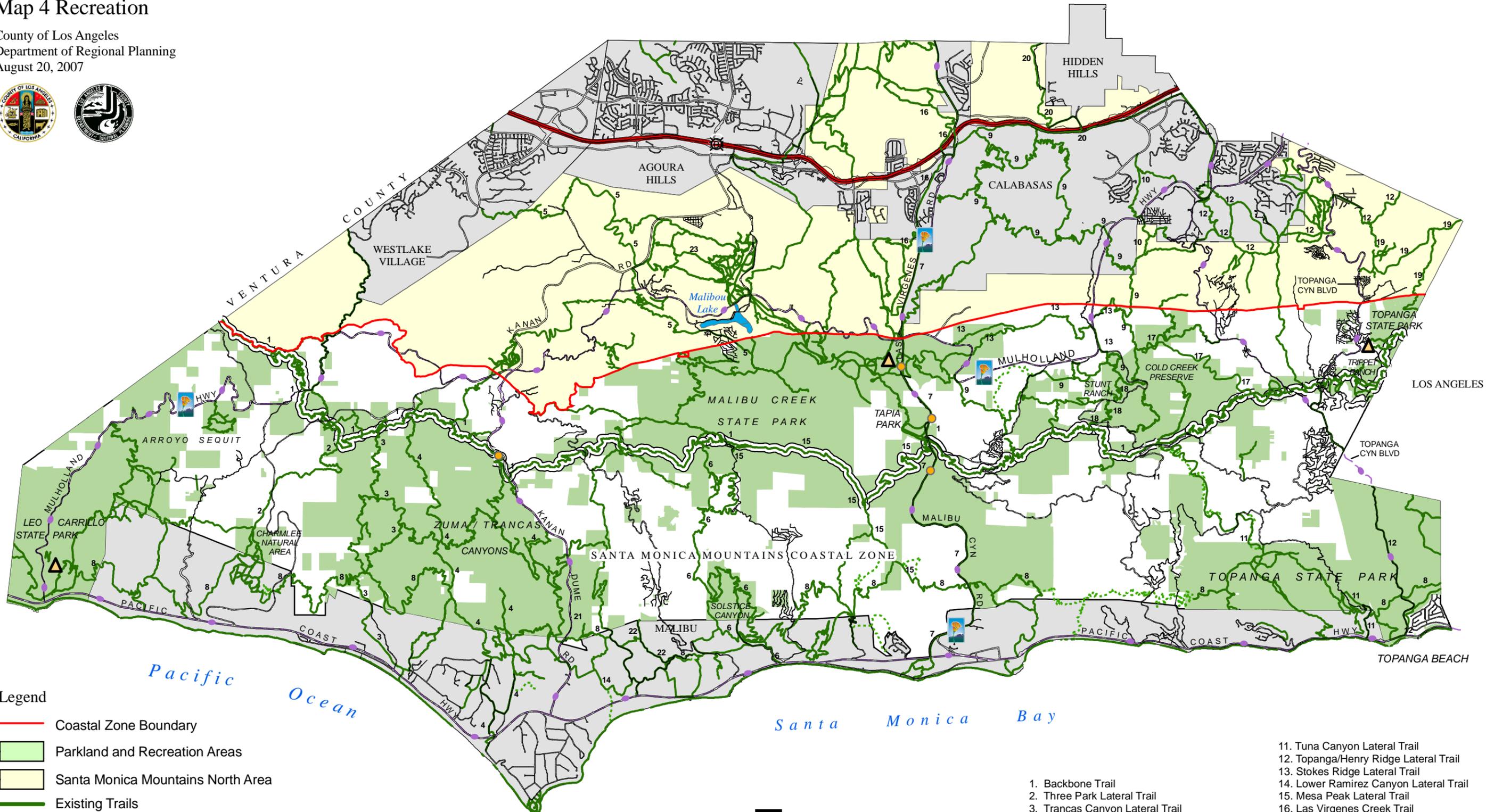
- Legend**
- # Public Viewing Areas
 - Significant Ridgelines
 - Scenic Elements
 - Scenic Routes
 - Streams
 - 100-Foot Contour Intervals
 - Coastal Zone Boundary
 - County Scenic Highway

CO-47.2

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Map 4 Recreation

County of Los Angeles
Department of Regional Planning
August 20, 2007



Legend

- Coastal Zone Boundary
- Parkland and Recreation Areas
- Santa Monica Mountains North Area
- Existing Trails
- - - - - Proposed Trails
- = = = = = Backbone Trail System
- - - - - Bikeways
- NPS ParkLINK Shuttle Stops
- ▲ Public Camping
- 📷 County Scenic Highway
- Incorporated Cities



1. Backbone Trail
2. Three Park Lateral Trail
3. Trancas Canyon Lateral Trail
4. Zuma Canyon Lateral Trail
5. Triunfo Canyon Lateral Trail
6. Solstice Canyon Lateral Trail
7. Malibu Creek Lateral Trail
8. Coastal Slope Lateral Trail
9. Calabasas/Cold Creek Lateral Trail
10. Calabasas/Topanga Connector Lateral Trail
11. Tuna Canyon Lateral Trail
12. Topanga/Henry Ridge Lateral Trail
13. Stokes Ridge Lateral Trail
14. Lower Ramirez Canyon Lateral Trail
15. Mesa Peak Lateral Trail
16. Las Virgenes Creek Trail
17. Camp Slausen Connector Trail
18. Stunt High Lateral Trail
19. Topanga/Santa Maria Canyon Lateral Trail
20. Valley Circle Scenic Corridor Trail
21. Ramirez Canyon Connector
22. Escondido Falls Lateral Trail
23. Reagan Ranch Connector

III. SAFETY AND NOISE ELEMENT

A. Introduction

The Santa Monica Mountains are subject to serious hazards that require special attention in order to protect public health and safety. Wild fires, earthquakes, as well as landflows, flooding, and washed-out roads that often follow heavy winter rains have demonstrated how vulnerable the region is to natural and man-made hazards. Fires are a natural occurrence in the Mountains and on nature's timetable are an essential process of the regional ecosystem. The region's natural drainage systems are subject to very high volumes of stormwater runoff. (See Map 5 Hazards.) The Safety and Noise Element addresses the following issues:

- Seismic and Non-seismic Geologic Hazards;
- Flood Hazards;
- Fire Hazards;
- Hazardous Materials; and
- Noise Hazards.

In compliance with the Coastal Act, this element focuses on the protection of the public against loss of life, damage to property, and the social and economic impacts of natural and man-made hazards. In addition, the element addresses emergency response provisions and the coordination of planning efforts by emergency response agencies. Implementation of public safety measures, such as fire-fighting access, evacuation routes, vegetation clearance, and fire-safe staging areas should be a coordinated effort among all affected stakeholders.

B. Guiding Principle

The guiding principle for protecting public health and safety is:

The potential risk of death, injuries, property damage, and social and economic dislocation resulting from earthquakes, landflows, floods, fires, and other hazards must be minimized. Development should avoid environmental hazards rather than attempt to overcome them.

A great deal of individual and public effort is directed toward minimizing or eliminating perceived risks, yet a completely risk-free environment cannot be achieved. All aspects of life involve a degree of risk, and some risk from environmental hazards must be tolerated. Development in the planning area must reflect the natural conditions in the Santa Monica Mountains that include environmental hazards.

C. Seismic and Non-Seismic Geologic Hazards

Natural seismic and non-seismic events in the Santa Monica Mountains present significant hazards to public health, safety, and welfare, and also to development. Earthquakes and landflows (commonly referred to as landslides) can be particularly devastating in an area like the Santa Monica Mountains, with its many narrow winding roads and often difficult access at any time.

The effect of both seismic and non-seismic events in the Santa Monica Mountains is magnified by the region's geology and topography. The common rock types underlying the surface soil are poorly-cemented sedimentary rock, and fine-grained or indurated (cemented) soil and bedrock formations. These common rock units are unstable, particularly in earthquakes and under wet conditions. Clay-rich soils found throughout the Mountains are subject to shrink-swell behavior, which has implications for the structural integrity of slopes, buildings, and foundations. In addition, a majority of the Santa Monica Mountains has slopes exceeding 25 percent. This steep topography exacerbates the instability of the underlying geology.

Seismic Geologic Hazards

Earthquakes pose a significant risk within the Santa Monica Mountains. Several fault systems border the Plan area, including the active Malibu Coast Fault to the south, the Malibu Coast-Santa Monica-Raymond Hill fault system to the southeast, and the Simi-Northridge-Verdugo fault system to the north. The San Andreas Fault, though some distance away, has the potential - as it does in any part of the region - to cause significant damage in the Santa Monica Mountains. Primary hazards in the Plan area associated with earthquakes include: surface rupturing along fault lines; damage to structures due to ground-shaking; landslides; and soil consolidation.

Seismic activity in the Santa Monica Mountains can have widespread impacts, despite relatively low development densities and mandated compliance with current building and safety codes. Earthquakes can cause direct damage to structures, roadways, and utilities, as well as trigger landslides in unstable areas, endangering lives and property. Potentially significant hazards exist even without an earthquake due to the prevalence of unstable slopes. Maps prepared by the California Geological Survey identify many areas in the Santa Monica Mountains with the potential for earthquake-induced landflows. It is clear from the maps that large areas susceptible to seismically-induced landslides are also those areas that contain slopes over 25 percent.

Non-seismic Geologic Hazards

The major non-seismic geologic hazards in the Santa Monica Mountains are landflows (including rockfalls, debris flows, and mudflows), liquefaction, and slumping. The Mountains are naturally prone to landslides due to a combination of steep slopes and unstable geology. Human action can contribute directly to slope instability through such activities as grading, vegetation removal, increased soil saturation, and increased amounts of runoff from developed areas. Unusually high levels of water in the soil trigger liquefaction and slumping. Human activity can increase the risk and severity of liquefaction and slumping through actions such as improper grading (e.g., cutting off the supporting toe of a slope or improperly compacting fill material), and by landscaping with vegetation not appropriate for the soils and slopes of the Mountains (e.g., iceplant).

Detailed information regarding geotechnical hazards may be found in Appendix D (Geotechnical Resources) of the Technical Appendices.

Seismic and Non-seismic Geologic Hazards Goals and Policies

Goal SN-1: A built environment designed and engineered to minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss and social dislocation due to seismic- and non-seismic-induced geologic phenomena.

Policies:

- SN-1 In the placement of new development, emphasize avoiding areas susceptible to seismic and non-seismic geologic hazards, even when engineering solutions are available.
- SN-2 Prohibit grading and brushing in areas that have a slope of 50 percent or greater.
- SN-3 Restrict structures for human occupation in unstable geologic areas, and limit grading in areas with a slope of over 25 percent.
- SN-4 Limit the discretion and authority of County inspectors to modify approved grading plans at project sites to that which is necessary to address unanticipated conditions and to protect public health and safety.
- SN-5 In-field grading modifications shall not create adverse impacts that were not considered during a project's environmental review.
- SN-6 Permit the remediation or stabilization of landflows that affect existing structures or that threaten public health or safety. Analyze alternative remediation or stabilization techniques to determine the least environmentally damaging alternative. Maximum feasible mitigation shall be incorporated into the project in order to minimize adverse impacts to natural resources.

D. Flood Hazards

One regional and 16 subregional watersheds collect, and ultimately convey, all runoff from the Plan area to the Pacific Ocean and North Santa Monica Bay. Malibu Creek watershed is by far the largest collection area, encompassing more than 100 square miles of area and stretching north of the Coastal Zone, through the County's North Area and the cities along the Ventura Freeway Corridor, into Ventura County. Historically, high water levels have occurred in this watershed with destructive force during storm conditions. These levels are generated due to its immense collection area, intensified by considerable development along the Ventura Freeway Corridor. Storm water from subregional watersheds flows in natural stream courses to Malibu Creek, where the concentrated flows are conducted to the ocean. Localized damage also occurs in subregional watersheds that collect water along the slopes of the Santa Monica Mountains. These total about 50 square miles, but flooding can be intense due to the very steep sloping terrain within these watersheds.

The Federal Emergency Management Agency's "Flood Insurance Rate Maps" depict a number of areas that are classified as Zone A: Areas with the potential to generate 100-year flood events. These designated flood hazard areas are limited to canyon and valley bottoms along the alignments of the primary drainage courses, including segments within the following: Topanga Canyon, Old Topanga Canyon, Malibu Creek, Arroyo Sequit, Cold Creek, and Stokes Canyon, as well as the lower portions of Las Flores Canyon, Latigo Canyon, Escondido Canyon, and Solstice Canyon. Additionally, steep slopes and high levels of soil erosion contribute to medium to high mudflow conditions, which can alter existing drainage patterns on a site and result in flooding.

Development must be designed to avoid flood hazards and must not create or further induce flooding problems. Existing County building and safety codes are designed to effectively minimize development site exposure to flood hazards through application of controls related to slope modifications, setbacks, onsite water retention and percolation, runoff, paving, grading, and brush clearance. Regulations must also ensure that any off-site impacts to stream courses and natural drainages, such as erosion and bulk flows, are avoided, and that all strategies employed shall be undertaken in a manner consistent with this Plan's environmental protection policies to protect water quality and natural habitats.

Despite the potential for flooding along designated streams, there is no great need for new storm drain facilities to serve rural development within the unincorporated Santa Monica Mountains. The low development densities that exist in and that are recommended for the Mountain areas should not induce significant cumulative flooding impacts.

Flood Hazards Goals and Policies

Goal SN-2: A built environment and flood management system that respects natural hydrological processes to minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption.

Policies:

- SN-7 Prohibit construction that could impede storm flows within floodways or floodplains.
- SN-8 Avoid development within flood hazard areas.
- SN-9 Require retention of stream courses in their natural state, and development designs that maintain natural flow.
- SN-10 New development shall not increase peak stormwater flows.
- SN-11 Coordinate inter-jurisdictional planning of storm drain improvements where these facilities cross municipal boundaries.
- SN-12 Manage flood waters on a watershed basis consistent with the best management practices (BMPs) designed by the Department of Public Works.

E. Fire Hazards

The Santa Monica Mountains are characterized by a Mediterranean climate where native vegetation is composed primarily of chaparral and coastal sage scrub plant communities that are both drought- and fire-adapted. In combination with extended drought periods, the density, structural arrangement, and chemical composition of chaparral make it one of the most volatile fuel types in the world. In fact, the Santa Monica Mountains and surrounding communities are considered to be one of the most fire-prone landscapes in North America.

Dense contiguous fuels, steep topography, dry climactic conditions, drought, the autumn Santa Ana winds, and an extensive urban-wildland intermix combine to exacerbate the high-fire conditions, causing the Fire Department to designate the area as a High Fire Hazard Severity Zone, the most dangerous classification. Furthermore, development is typically scattered and access is often via narrow winding roadways, with structures that lack a defensible space. This is particularly a problem in older subdivisions, where there are numerous homes on a single means of access. Fire Department communications reaffirm that ridgeline development is a particular concern, as the heat of wildfires actually pulls the fire uphill, consuming ridgeline structures while sparing homes in the valley bottoms.

In its 1994 report to the Board of Supervisors, the Los Angeles County Wildfire Safety Panel stated that scattered rural development, heavy brush and trees, and steep inaccessible slopes combine with Santa Ana winds to make the Santa Monica Mountains “a true design for disaster.” It is in the Santa Monica Mountains, the Panel reported, that fires “have crisscrossed the terrain [so] that some residents have not only lost one home, but some sadly have lost three after rebuilding on the same site.” Indeed, the increase in property losses is directly related to the increase in development.

According to the Los Angeles County Fire Department, large fires in the Santa Monica Mountains between 1977 and 2005 include:

Table 1. Wildfires

Name/Location	Date	Acreage	Estimated Cost To Fight
Topanga Canyon	11/14/77	1,163	\$232,600
Carlisle (Near Encinal Canyon)	11/15/77	1,377	\$275,400
Kanan (From Agoura Hills to Pacific Ocean)	10/23/78	25,588	\$5,629,360
Dayton Canyon (N of LA Co. to Pacific Ocean)	10/9/82	43,060	\$9,688,500
Sherwood (in/around Westlake Village)	6/30/85	3,668	\$843,640
Green Meadow (largely to west in Ventura County)	10/23/93	38,536	\$9,314,150
Old Topanga (S of Calabasas, to Pacific Ocean)	11/2/93	16,562	\$4,003,000
Calabasas (Calabasas to Pacific Ocean)	10/21/96	12,502	\$4,006,000
Pacific (Trancas Canyon near Pacific Coast Hwy.)	1/06/03	900	\$2,700,000
Topanga (118 Freeway to Calabasas)	9/28/05	24,175	\$17,000,000

Current County firesafe management strategies can help limit the impact fire has on the loss of lives and property. Standards for minimum road widths and fire safe construction, including low-combustion building materials, fire flow requirements, structure placement, and effective fuel

management around structures, are examples of existing codes designed to minimize wildland fire hazards in the area.

Effective fuel management can be achieved through a variety of measures. Some of these include mechanical fuel modification (brush clearance) in the urban-wildland interface areas, strategic fuel modification in high hazard areas, “strategic recycling and utilization” (such as chipping), and strategically located prescribed burning. Managing vegetation around individual homes within hillside areas, by creating a defensible space, substantially reduces risks to structures in a wildland fire.

Experience has shown that fire management practices can often disrupt wildlife habitats and scenic resources. Chaparral and coastal sage scrub communities play an integral role in stabilizing the soils, as vegetated slopes minimize runoff and root systems help maintain soil structure. Deep roots particularly help maintain ecosystem health and soil stability by reducing post-fire erosion and thus, sediment loading of streams and watercourses. As the Wildfire Safety Panel pointed out in its 1994 report to the Board of Supervisors, creating a defensible space means far more than fuel modification in sensitive habitats. To reduce reliance on clearance practices, policies are needed that require developments to achieve the following: 1) be located away from ridgelines and other dangerous sites; 2) be located near public roads to avoid over-long driveways; 3) be located near existing development perimeters; and, 4) be designed and constructed to withstand wildfire.

The potential impacts of wildland fire are severe and cannot be completely eliminated. Yet, the risk of losing a home to wildfire can be greatly minimized through appropriate construction materials and siting. Fire safety is a collaborative effort and a partnership that must be coordinated between public agencies and individual residents. These policies are intended to achieve a balance between fire safety, geologic stability, and habitat preservation.

Fire Hazards Goals and Policies

Goal SN-4: A built environment designed to avoid or minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption due to wildland fires.

Policies:

- SN-13 Design and site new development in a manner that minimizes the threat of loss from wildland fires while avoiding the need for excessive vegetation clearance.
- SN-14 Landscaping shall not extend into utility lines or block access to roads, water supplies or other emergency facilities.
- SN-15 Require that development sites and structures be located off ridgelines and other dangerous topographic features such as chimneys, steep draws, and saddles, be adjacent to existing development perimeters, be located close to public roads, and avoid over-long driveways.

- SN-16 Structures shall be constructed with appropriate features and building materials, such as fire-retardant roofing and enclosed eaves as per the guidelines of the County Department of Public Works, Building and Safety Division.
- SN-17 Structures that require fuel modification shall be set back from adjoining lands to the maximum extent possible, particularly where required fuel modification would impact public lands.
- SN-18 Avoid vegetation clearance where not required by the County.
- SN-19 Place a higher priority on avoiding development where fuel modification requirements would affect significant biological resources.
- SN-20 Limit fuel modification to the minimum area necessary and utilize those programs that are most appropriate to the development site, including such strategies as preserving fire-resistant locally-indigenous species instead of completely removing vegetation.
- SN-21 Support programs such as Arson Watch and encourage formulation in all Rural Villages of community-based disaster survival guides similar to that developed in the Topanga Canyon community. These guides should include strategies of public and private agencies to deal with emergencies such as wildfire, as well as general information for residents and the public.
- SN-22 Prohibit development in areas with insufficient access, water pressure, fire flows, or other accepted means for adequate fire protection.
- SN-23 Maintain on site, where feasible, alternative water resources for fire fighting purposes.
- SN-24 Locate structures along a certified all-weather accessible road, which in some cases may consist of permeable surfaces, in a manner that provides firefighters adequate vehicle turnaround space on private properties. Whenever possible, require that these roads be existing, rather than construct new ones.
- SN-25 Should the County of Los Angeles Fire Department policies regarding fuel management and fire protection conflict with the policies and provisions of the Santa Monica Mountains Coastal Zone Plan, personnel from the Fire and Regional Planning Departments shall meet and agree on measures to balance the need for fire protection for structures with the need to protect environmental resources. If resolution of issues cannot be achieved and there are no feasible solutions that would permit meeting the provisions of the Los Angeles County Fire Guidelines and the State Fire Code, County Fire Guidelines and the State Fire Code shall take precedence.
- SN-26 Encourage the use of landscape maintenance agreements between individual property owners in Rural Villages and the Fire Department that serve as both a short- and long-term agreement for hazard reduction, as well as a customized program for a property that minimizes the disruption of biological resources.

F. Hazardous and Toxic Materials

The creation, use, storage, and transport of hazardous materials and waste is widespread in business, industrial, and residential settings. Improperly managed hazardous materials and waste can pose such a serious threat to community safety that they are regulated through a combination of federal, state, and county laws. The transport of hazardous products along the Ventura Freeway is of special concern. In the event of a freeway closure, alternative routes may require vehicles to traverse mountain roads through environmentally sensitive areas.

Hazardous material leaks or explosions have the potential to affect large areas of the community. The Los Angeles County Fire Department responds quickly to accidents involving hazardous materials and wastes. First-response fire fighters typically will secure, evacuate, and confine hazardous materials and hazardous waste spills until the arrival of Newhall-based County Hazardous Materials Division.

Hazardous materials and wastes are present throughout the Santa Monica Mountains, but vary widely in terms of both quantity and type. Light industry, dry cleaners, and automotive service shops routinely utilize solvents and other toxic substances, and generate hazardous wastes that must be properly disposed of in compliance with strict federal and state regulations. Households also use and store hazardous materials and wastes, including pressurized propane tanks. Homeowners need to be informed about the proper use, storage, and disposal of consumer goods containing hazardous substances. Development brings the unregulated use of materials such as pesticides, fertilizers, and household cleaners, increasing the amount of toxic materials in the ground and in water systems.

Currently, there are no active landfills operating in Los Angeles County which accept hazardous wastes. Hazardous wastes generated within the County are disposed of by transporting them to a Class I landfill (such as the Kettleman Hills facility) capable of handling all types of urban waste, including toxic and hazardous materials. The County-owned Calabasas Landfill located in the upper tributary canyons to Las Virgenes Creek, north of the Ventura Freeway, operated as a Class I facility prior to 1980, but now operates as a Class III facility, accepting only municipal solid waste and inert waste. All active areas of the landfill are now lined with plastic liners and gas collection systems to minimize the landfill's potential to contaminate downstream groundwater. Older areas of the landfill are unlined or lined with compacted clay.

Another important safety issue involves underground facilities, such as storage tanks and natural gas pipelines. A network of natural gas pipelines, the largest of which is a 15-inch transmission line, underlies portions of the Santa Monica Mountains. Natural gas is distributed under high pressure, thereby increasing its explosive potential. Natural gas leaks and explosions can occur in pipelines as a result of either strong earthquakes or accidental rupture during construction. It is not believed that these facilities pose a serious risk within the Santa Monica Mountains due to its low level of development, but developers and residents should be aware that they exist.

Hazardous and Toxic Materials Goals and Policies

Goal SN-5: The transport, distribution, sale, use, storage, and disposal of hazardous material and hazardous waste in a manner that protects the health and safety of residents, workers, area visitors, and the natural environment.

Policies:

- SN-27 Prohibit new facilities that handle large amounts of hazardous and toxic materials.
- SN-28 Monitor through conditional approvals businesses handling, using, or storing more than threshold amounts of hazardous or toxic materials. Hazardous or toxic wastes may only be stored on a commercial site temporarily and must be disposed of as soon as possible.
- SN-29 Prohibit hazardous waste disposal facilities within the Santa Monica Mountains, due to the area's sensitive seismic and geologic characteristics.

Goal SN-6: A land, air, and water environment with minimal cumulative impacts from the use of toxic and hazardous materials.

Policies:

- SN-30 Protect the area's residents, workers, and visitors from the risks inherent in the transport, distribution, use, and storage of hazardous materials and hazardous wastes, recognizing that the use of these materials is necessary in many parts of society.
- SN -31 Undertake more community-level hazardous waste drop-off events in the Santa Monica Mountains, and sponsor more community recycling centers.

G. Noise Hazards

The human environment contains a variety of noise sources that can affect the way people live and work and, generally, negatively impact the quality of life. Excessive levels may result in physiological effects such as hearing loss, speech interference, and sleep interference, as well as behavioral responses, such as increased neighborhood annoyance and dissatisfaction. Excessive noise can also negatively impact wildlife. Studies have shown that disruption caused by noise can be injurious to an animal's energy budget, reproductive success, and long-term survival.

Noise is a pervasive pollutant consisting of "ambient" or background noise and higher "intrusive" noise. These distinctions are extremely important in the Santa Monica Mountains where there are many sensitive uses such as the State and National Parks, other recreational uses, schools, churches, and residences, and where the ambient noise levels may be very low and consist primarily of wind and "critter" noise. Exterior ambient noise in the Mountains can be expected to range between 10dB (faint noise) to about 50 dB (moderately loud noise, equivalent to a quiet urban residential area). Notwithstanding the startling noise of barking dogs, the occasional loud vehicle, and construction noise, the major intrusive source consists of noise from high traffic volumes moving in excess of the speed limit of 50 miles per hour that can be expected to generate average noise levels in excess of 70 dB within 100 feet of the centerline of the road. This noise level is based on worse-case volumes at peak hours during the day along the major and secondary highways in the Coastal Zone, such as Kanan-Dume Road, Malibu Canyon Road/Las Virgenes Road, Mulholland Highway, and Topanga Canyon Road.

Title 12 of the County Code contains the County Noise Control Ordinance, which was adopted by the Board of Supervisors to control unnecessary, excessive and annoying noise. It declared that County policy was to “maintain quiet in those areas which exhibit low noise levels.” The Ordinance divides receptor properties into the categories shown in Table 2. The Noise Ordinance permits consideration of different levels of ambient noise within the categories, or Zones. The County Health Officer is authorized to issue abatement notices and citations for a misdemeanor when these regulations are violated.

Table 2. Los Angeles County Exterior Noise Standards

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dB)
I	Noise-sensitive area, designated by the Health Officer to ensure exceptional quiet	Anytime	45
II	Residential properties (zoned as such in the County Code Title 22)	10:00 p.m. to 7:00 a.m. (nighttime)	45
		7:00 a.m. to 10:00 p.m. (daytime)	50
III	Commercial properties (zoned as such in the County Code Title 22)	10:00 p.m. to 7:00 a.m. (nighttime)	55
		7:00 a.m. to 10:00 p.m. (daytime)	60
IV	Industrial properties (zoned as such in the County Code Title 22)	Anytime	70

Source: Section 12.08.390 of Los Angeles County Code (a portion of the Noise Control Ordinance)

In an effort to protect all biological resources, noise levels within the Santa Monica Mountains and specifically within significant ecological areas must be kept to a minimum. The County can regulate the use of local streets, including location, size, and speed, though it defers to vehicle noise levels set by the federal government. Planning and zoning regulations should consider the impacts of noise by including requirements for barriers and for the placement and orientation of buildings.

Noise Goals and Policies

Goal SN-7: Noise sensitive lands and land uses, wildlife habitats, and public lands that are shielded from excessive mobile and stationary noise.

Policies:

- SN-32 Require development projects to demonstrate that: 1) no adverse noise effects on adjacent uses will occur from the project, 2) no adverse effects on the project will occur from adjacent influences, and 3) that provisions of the County Noise Ordinance can be met by the project.
- SN-33 Residential structures within 600 feet of major and secondary highways must comply with the County Noise Ordinance for exterior noise at 50 dBA CNEL.

- SN-34 Prohibit, wherever feasible, new development or land uses within any natural area or sensitive land use from increasing the ambient noise levels by more than 3 dB(A). If infeasible, noise impacts shall be mitigated.
- SN-35 Consider noise impacts in transportation system design, and require that roadway extensions and capacity enhancement projects mitigate related noise impacts to acceptable levels.
- SN-36 Establish as a priority the enforcement of regulations of excess noise from aftermarket vehicle exhaust systems and other illegal sources of noise.
- SN-37 Working with all responsible law enforcement agencies, increase enforcement of the posted speed limits to reduce vehicle-generated noise on the major and secondary highways.
- SN-38 Locate noise-tolerant uses within noisy areas. Encourage sensitive building orientation, placing the most noise-tolerant portions of a project between sensitive portions and the noise source, and architectural design as the noise management strategies preferred over constructing noise barriers.
- SN-39 Locate new helicopter pads to limit noise impacts on residential areas. Avoid stops and pads in rural areas except where needed for emergency services.

H. Coastal Act Sections and Corresponding Element Policies

The Safety and Noise Element addresses the following selected provisions of the Coastal Act. (Shown in *italic*, Coastal Act provisions are included for reference only and are not adopted by the County.)

Section 30232 Oil and Hazardous substance spills

Protection against the spillage of oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

- Corresponding Safety and Noise Element policies: SN-27 to 31.

Section 30236 Water supply and flood control

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

- Corresponding Safety and Noise Element policies: SN-7 to 12.

Section 30250 Location; existing developed area

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

- Corresponding Safety and Noise Element policies: SN-27 to 31.

Section 30253 Minimization of adverse impacts

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

- Corresponding Safety and Noise Element policies: SN-1 to 26.

Section 30240 Environmentally sensitive habitat areas; adjacent developments

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

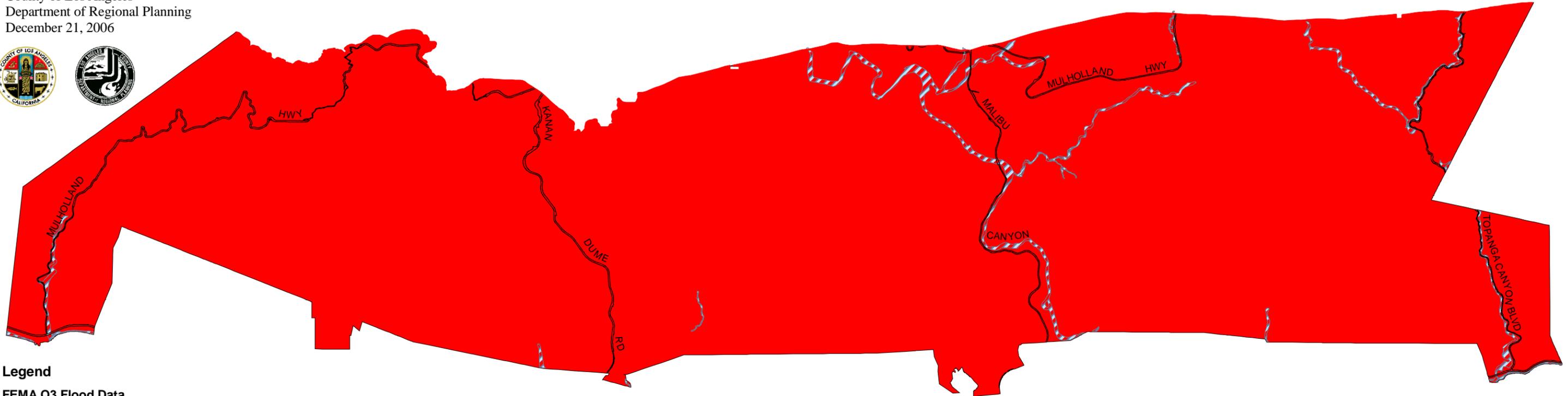
(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

- Corresponding Safety and Noise Element policies: SN-7 to 12, 17, 19.

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Map 5 Hazards

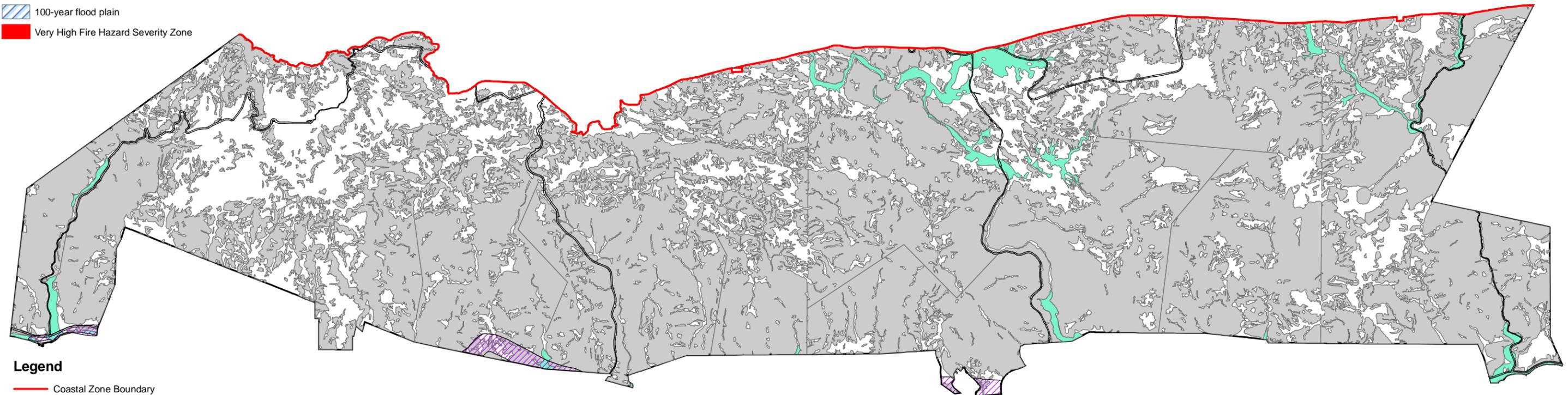
County of Los Angeles
Department of Regional Planning
December 21, 2006



Legend

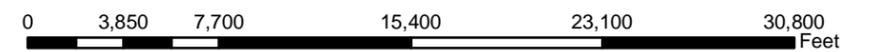
FEMA Q3 Flood Data

- 100-year flood plain
- Very High Fire Hazard Severity Zone



Legend

- Coastal Zone Boundary
- Liquefaction
- Earthquake - Induced Landslides
- Fault Zones



1 inch equals 7,349 feet

Source: California Department of Conservation, Division of Mines and Geology.

IV. LAND USE AND HOUSING ELEMENT

A. Introduction

Existing land uses vary throughout the Santa Monica Mountains. Approximately 53 percent of the Coastal Zone is parkland and includes part of the Santa Monica Mountains National Recreation Area, Topanga State Park, Malibu Creek State Park, and Cold Creek Management Area. There is limited commercial development on Pacific Coast Highway in the Plan area and on the central portion of Topanga Canyon Boulevard. The remainder of the Coastal Zone is generally composed of scattered rural residences, rural communities, and some higher-density residential subdivisions. Rural residential uses include single-family detached homes developed at low densities (less than one unit per acre), while subdivisions have a density of up to four units per acre. A small amount of multi-family housing exists in the southeast portion of the Plan area north of Pacific Coast Highway, with densities in excess of 20 units per acre.

The Santa Monica Mountains have a long history of rural use. Past uses include cattle ranching in the early 1800s, raising of livestock and crops, recreational equestrian uses, plant nurseries, and most recently, vineyards. There is one area of Prime Farmland in the Santa Monica Mountains Coastal Zone, as defined by the California Resources Agency, located on the King Gillette Ranch site (formerly SOKA University, now public land) along Mulholland Highway, east of Las Virgenes Road.

Although certain agricultural uses have been part of the community for about 200 years, some of the more recent agricultural uses are not appropriate for the mountain environment of the Santa Monica Mountains and do not maximize coastal resource protection. Much of the remaining undeveloped land is on steep slopes stabilized with abundant native vegetation. Clearing this steep land to plant crops not only requires extensive habitat destruction and soil disturbance, but compromises the stability of the slopes, thereby increasing risks to life and property. While the Plan continues to support rural uses and does not eliminate existing activities, revised policies and zoning limit the type and intensity of agricultural practices allowed in the future to ensure maximum protection of coastal resources.

The population of the Santa Monica Mountains Coastal Zone is projected to increase by 43% between 2000 and 2025, with an increase in the number of residents from 8,365 to 12,009 (2000 U.S. Census). The careful guidance of this growth is critical to maintaining the character and lifestyle enjoyed by those already living within the community as well as those that visit the area.

New development in the Coastal Zone is constrained by topography, lack of and difficulty in providing infrastructure, and presence of sensitive environmental resources, scenic resources, and natural hazards. This Plan provides a framework within which new

development may be undertaken, taking into consideration the protection of sensitive environmental, scenic, and other resources, public access, and the avoidance or mitigation of hazards.

The Land Use and Housing Element directs the general location, type, character, and degree of future development within the Coastal Zone by integrating environmental resource management, public health and safety goals, and quality of life issues. Specific development policies are primarily founded on the environmental opportunities and constraints that influence the availability of public services and accessible transportation routes, on the maintenance of the unique character of the communities in the Santa Monica Mountains, and the understanding that activities within the area often have off-site impacts. A sound land use plan for the Coastal Zone must balance many different and sometimes competing concerns, while remaining consistent with the mandates of the Coastal Act.

Additional land use-related issues addressed by this Plan include parks, open space and recreation (Conservation and Open Space Element), environmental hazards (Safety and Noise Element), water and sewer services (Public Facilities), and transportation (Circulation Element).

To ensure compliance with the Coastal Act, this element establishes goals and policies that:

- Direct new housing and other development into areas with adequate existing services to avoid wasteful urban sprawl and leapfrog development;
- Protect, enhance, and restore sensitive environmental habitats; and
- Protect public access to the sea and to recreational opportunities.

B. Guiding Principle

The guiding principle for managing land use and development is:

The pattern of land use within the Santa Monica Mountains should be based on the following priorities:

- **Preserving public health, safety, and welfare.**
- **Preserving and protecting significant environmental resources;**
- **Recognizing and avoiding natural hazards;**
- **Enhancing recreational opportunities;**
- **Protecting the physical integrity of existing rural communities; and**
- **Protecting the unique cultural and social characteristics of the region's rural residential communities, including animal husbandry activities.**

C. Development and Environmental Resources

This Plan seeks to balance the natural and man-made environments. This balance is achieved through directing development into the most appropriate locations under conditions that protect the area's natural environment.

Development and Environmental Resources Goals and Policies

Goal LU-1: Land uses that reflect and are compatible with existing environmental resources and community character.

Policies:

- LU-1 Retain the area's natural setting, rural and semi-rural character, and scenic features.
- LU-2 Allow the limited boarding of horses by private individuals.
- LU-3 Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
- LU-4 Prohibit development on significant ridgelines, following those Plan policies and standards designed to protect ridgeline resources.
- LU-5 Preserve the physical connections between open space areas, natural habitats, public parklands, and activity centers.
- LU-6 Preserve ridgelines and open space areas that define and maintain the rural character of developed areas.
- LU-7 Mitigate the impacts of permitted development on neighboring jurisdictions; impacts shall not be exported to other jurisdictions.
- LU-8 Prohibit land divisions and lot line adjustments if any parcel being created is entirely within an Environmentally Sensitive Habitat Area (ESHA) and the underlying land use category for the new parcel allows development, or if the new parcel is entirely within a recorded conservation easement.
- LU-9 Prohibit the commencement of new industrial activity on parcels that are not currently occupied with industrial uses.
- LU-10 Limit new commercial or large-scale "hobby" agricultural uses such as vineyards, orchards, and field or row crops.
- LU-11 Minimize the individual and cumulative impacts to coastal resources incurred by the buildout of existing parcels in sensitive and constrained areas and allow for new development in less constrained areas. This shall be achieved by using one or more of the following strategies:
- Slope intensity formula;
 - Using tax defaulted properties for public purposes;
 - Offering certain tax defaulted properties to contiguous owners;
 - Lot merger program;

- Expedited reversion to acreage process;
- Surplus public land reporting process; and
- Lot retirement program.

LU-12 Permit land divisions for tract maps only in areas that will have adequate public utilities, including municipal water and sewer access, will not have significant adverse effects on coastal resources after mitigation, individually or cumulatively, and will not create parcels that would be smaller than the average size of surrounding parcels.

LU-13 Permit only those land divisions that are consistent with the density designated by the Land Use Policy Map or, in those areas in which one or more of the resource protection and special management overlays apply, with the special policies, standards, and provisions of the pertinent overlay.

LU-14 Limit the size of additional residential structures on a parcel of land and their location, due to safety concerns and the area's steep topography, access limitations, infrastructure constraints, and potential for damage to environmental resources.

D. Pattern and Character of Development

In keeping with the guiding principle to preserve the unique natural resources of the Santa Monica Mountains, this Plan acknowledges that there must be a distinction between areas that should remain rural and areas that are suitable for a higher level of development. The area's residential communities, for example, share a rural character yet maintain unique characteristics that must be preserved: the eclectic feel of Topanga and the pioneer sense of Encinal Canyon are equally at home in the Santa Monica Mountains.

Aside from open space and land preservation areas, residences and their accessory uses represent the predominant land use in the Santa Monica Mountains. The County is committed to promoting and sustaining affordable housing in the Coastal Zone for households of all economic levels. From time to time, dilapidated affordable housing may be demolished due to concerns for the health and safety of residents. Over time, affordable housing units also may be converted to market rate units. Both demolition and conversion result in the displacement of low- to moderate-income households for whom replacement units are necessary. In accordance with the Mello Act (Section 65590 of the Government Code), the County requires replacement units for demolished or converted affordable housing and determines the number of replacement units on a case-by-case basis. Units must be replaced within the Coastal Zone or, if this is infeasible, within three miles thereof.

Despite significant physical constraints, the Santa Monica Mountains will continue to attract new residents and development will continue to occur. This section addresses the distribution of existing and future land uses that comprise the individual communities within the area, and the expected character of development.

Land Use Policy Map

The Land Use Policy Map (Land Use Map) depicts the location, character, and intensity of land uses throughout the Coastal Zone. (See page LU-82.1 and 82.2.)* The pattern and distribution of land uses are derived primarily from the consideration of environmental opportunities and constraints, the availability of public services, local community character, and development necessary to serve local and regional needs, including business, housing, and recreational opportunities. Land need not present all the criteria listed in each category below to be selected for inclusion in a particular land use designation, but may exhibit one or more of the criteria to such a degree or extent that it is included in that designation.

It is important to recognize that the maximum number of units possible overall on any parcel is established by the Land Use Map, not by the zoning designation. Land use policy and zoning have related, but different functions:

- 1) Land use policy establishes the basic category and intensity of use permitted by this Plan. Categories of use include Open Space, Rural Lands, Rural Residential, Rural Villages, Residential, Commercial, and Public and Semi-public Facilities. Intensity of use is defined in terms of lot coverage (or floor-area ratio) for commercial uses and density (units per acre) for residential uses. Residential density is the maximum number of dwelling units that can be created on any given parcel, as explained in Figure 1, page LU-78.
- 2) Zoning sets the specific standards that must be observed in utilizing the land, including such factors as the minimum size of any lot created by a subdivision. Lots created by subdivision may be larger than the minimum size, and under certain circumstances they can be smaller providing the resulting density is consistent with the overall land use plan density. Once again, the land use policy establishes the total number of lots or units that can be created.

While the Land Use Map establishes the maximum number of units possible on a parcel, neither land use policy nor zoning standards are the sole determinants of the number of dwelling units appropriate for, or which may be approved for, a given parcel. The application of all other Plan policies, in addition to the requirements of other regulatory agencies with jurisdiction over the property, may significantly reduce the number of units.

As indicated on the Land Use Map, higher-density development is limited to locations adjacent to other similar uses, where essential services and infrastructure are available, and where few natural constraints exist. The character of rural communities is protected through control of development density, site design, and project design review.

Though the Land Use Map serves as a tool for coordinating future development, it is not predictive and does not suggest that all lands shown for a particular use will be fully developed at the indicated densities or intensities of use allowed. In addition, the Map constitutes a collective statement of local County policy for adjacent city, regional, state, and

* Descriptions of the land use categories are found on the following pages.

federal governments and other public service agencies whose programs may affect the unincorporated area.

Prior Approvals and Time Extensions

It is not the intent of this Plan, in either mapped or written policies, to preclude approval of Plan-related final maps and development approvals (permits) that are in substantial conformance with a tentative map approved or extended by the County prior to the certification of this Plan by the Coastal Commission, except as California law may otherwise provide. However, a time extension for a project approved prior to the certification of this Plan may not be granted where facts of record show that changed circumstances raising public health and safety concerns justify a reevaluation. In some instances, reevaluation could lead to the redesign, imposition of new or different conditions of approval, or denial of the project.

Coastal Zone Boundary Changes

Any request for a change in Coastal Zone boundary requires a plan amendment and review by the Coastal Commission. Any portion of a parcel that shifts out of the Coastal Zone will acquire the existing Santa Monica Mountains North Area Plan land use category for that parcel, or the North Area Plan land use category of the surrounding parcels if the parcel was not previously in the North Area. Any portion of a parcel that shifts into the Coastal Zone will acquire the Coastal Zone Plan land use category for the parcel existing at the time the boundary change is certified. If a former North Area parcel is located in an antiquated subdivision, the parcel will acquire the Rural Village land use category. For parcels shifting into a Significant Watershed, the applicable RL20 or RL40 land use category will be acquired. All areas shifting into the Coastal Zone will be analyzed for the existence of Sensitive Environmental Resource Areas, and Map 2 Sensitive Environmental Resource Areas will be revised, if necessary, according to the analysis.

Land Use Categories

Described below are land use categories that apply in the Coastal Zone.

Open Space

The primary purpose of Open Space lands is to provide areas for recreation; preservation of biological, scenic, historical, or cultural resources; and protection of public health and safety. Uses consistent with the preservation of biological, scenic, historical, or cultural resources, protection of natural resources, and the protection of the public health and safety may be considered appropriate, subject to applicable Plan policies and ordinance provisions. The principal permitted uses are public parkland and beaches, and passive recreation areas. Other permitted Open Space uses include resource conservation areas, picnic grounds, facilities appurtenant to public recreation areas, sanctuaries, deed-restricted private open space, open drainage easements, trails, equestrian activities, rural campgrounds, and historical sites. The following Open Space categories are used on the Land Use Map.

OS Open Space

Lands acquired and managed by private, non-profit organizations for habitat preservation and recreation uses. Includes private conservancy lands, private parks, nature preserves, wildlife habitats, and drainage easements. The principal permitted use is passive, resource-dependent recreation.

OS-P Open Space - Parks

Public parks, including federal, state, and county parks, and beaches acquired by public agencies for habitat preservation and public recreation. The principal permitted use is resource-dependent recreation.

OS-DR Open Space – Deed Restricted

Lands deed restricted for open space, including, but not limited to, deed restrictions for habitat preservation, scenic protection, trails and walkways, or flood hazard protection. Private lands deed restricted for habitat preservation and scenic protection generally do not allow public use. The principal permitted use is passive, resource-dependent recreation consistent with the particular limitations of the site.

Rural Lands

Lands designated Rural Lands consist of rolling hills, steep slopes, and remote mountain lands with difficult or no access. Rural Lands also include areas that are only accessible via narrow, winding roads that cannot accommodate substantial increases in traffic volume. Parcels are remotely located having, for the most part, no public services and no physical access to the few public roads. While there are concentrations of development in these lands, there are also large areas undisturbed by development activity. Some properties adjoin state and federal parklands and inappropriate development would adversely impact these public resources. These lands commonly contain large areas of healthy locally-indigenous vegetation and are located in well-functioning watersheds containing thriving natural habitats and producing clean runoff. Further development in these areas, with its associated fuel modification requirements, has the potential to create problems in the form of increased erosion and introduction of pollutants into watersheds.

The principal permitted use is low-impact single-family homes. Other permitted uses – those appropriately located and consistent with all development standards – may include limited agriculture, equestrian uses, retreats, monasteries, public recreation areas and facilities, trails, private campgrounds, tent camps, bed-and-breakfast facilities, low-intensity conference centers, public and local-serving private schools, water tanks, telecommunications facilities, and other local-serving commercial, institutional, and public facilities. The following Rural Lands categories are designated on the Land Use Map:

RL40 Rural Lands 40

These lands can be distinguished from any other areas of the Santa Monica Mountains by being located in Significant Watersheds with exceptionally clean runoff and water quality. The three examples designated in this Plan are: Arroyo Sequit, a benchmark watershed against which all water quality in the coastal rural watersheds is compared; Cold Creek, reported to be the cleanest watershed in the Santa Monica Mountains; and upper Solstice Canyon, which due to its clean water quality conditions and healthy riparian habitat has been selected by federal and state agencies for a habitat restoration program to reintroduce the state and federally-endangered steelhead trout.

Not to exceed a maximum residential density of one dwelling unit per 40 acres (1 unit per 40 acres).

RL20 Rural Lands 20

These lands are primarily located in well-functioning Significant Watersheds and continue to produce high quality runoff. Some examples of these areas include the following canyons: Nicholas, Trancas, Zuma, Ramirez, Latigo, Solstice, Corral, Malibu Creek, Peña, Tuna, and Lower Topanga.

Not to exceed a maximum residential density of one dwelling unit per 20 acres (1 unit per 20 acres).

RL10 Rural Lands 10

These lands tend to be located near other established clusters of estate-size residential development. Areas with this category include development along Mulholland Highway, Decker Road, and near the community of Fernwood.

Not to exceed a maximum residential density of one dwelling unit per 10 acres (1 unit per 10 acres).

RL5 Rural Lands 5

Lands in this category are principally located in areas of existing low-density residential development with access to higher-capacity public roads. Areas in this designation include development in Topanga Canyon, Monte Nido, and along Rambla Pacifico and Mulholland Highway.

Not to exceed a maximum residential density of one dwelling unit per five acres (1 unit per 5 acres).

Rural Residential

The lands in these categories are typically located in the few scattered clusters of estate-sized lots that exist throughout the Mountains. These lands are appropriate in areas with slopes of less than twenty-five (25) percent. The properties have domestic water but no other services. The principal permitted use in the Rural Residential categories is low-density single-family detached homes in a setting consistent with this Plan's definition of "rural" area. Clustering may be useful in providing

community open space and protecting natural resources. Other permitted uses – which must be consistent with all development standards – include: equestrian uses, retreats, convents, monasteries, public recreation areas and facilities, trails, hostels, tent camps, private campgrounds, bed-and-breakfast facilities, low-intensity conference centers, water tanks, public and local-serving private schools, telecommunications facilities, and other local-serving commercial and institutional public facilities. Existing State-permitted mobilehome parks are deemed consistent with the category in which they are located, and if destroyed may be rebuilt to their original permitted densities. Rebuilt mobilehome parks must incorporate all current Plan policies; redevelopment to other uses must be consistent with the underlying land use category. The following Rural Residential categories are designated on the Land Use Map:

RL2 Rural Lands 2

These lands are located in areas consistent with existing parcel sizes, typically adjoining higher-density residential areas and/or in areas served by higher-capacity public roads.

Not to exceed a maximum residential density of one dwelling unit per two acres (1 unit per 2 acres).

RL1 Rural Lands 1

This land use category is assigned to a suburban-style housing tract located adjacent to Rambla Pacifico. The terrain is relatively flat, driveway lengths are substantially less than 300 feet, and there is immediate access to a paved public road.

Not to exceed a maximum residential density of one dwelling unit per acre (1 unit per acre).

Rural Villages (See Map 6 Rural Villages, page LU-81)

Rural Villages are those areas in the unincorporated Coastal Zone that have developed into small, integrated communities. Typically these areas were subdivided into very small urban-scale parcels, often less than 4,000 to 5,000 square feet in size, and that have experienced a relatively high level of development. The principal permitted use in the Rural Villages category is low-density single-family detached homes consistent with the maximum density permitted in the underlying zone. Other permitted uses – which must be consistent with all development standards – include: equestrian uses, bed-and-breakfast facilities, public recreation areas and facilities, trails, water tanks, public and local-serving private schools, telecommunications facilities, and other local-serving commercial and institutional public facilities.

Land divisions are not permitted in Rural Villages. Lots in Rural Villages are often difficult to develop due to steep slopes, unfavorable geologic conditions, onsite wastewater treatment system limitations, limited access, the costs of development, and other constraints. If the theoretical buildout of these lots were to occur, it would necessitate implementation of costly infrastructure (such as sewers or other

technology, and roads) and significantly alter the existing density characteristics of these areas. Such infrastructure improvements are not proposed by this Plan. Parcels in all Rural Villages will be subject to various policies and standards in order to limit the potential effects of continued urban-scale development and to discourage buildout.

Residential

Lands in these categories receive a full suite of urban public services, and are subdivided with parcel sizes of less than an acre. Development appearance is typical of urban areas, where standards include full street paving, curbs, gutters, sidewalks, and minimum setbacks. Only the Sunset Mesa area in the southeastern corner of the Santa Monica Mountains Coastal Zone possesses these attributes. The principal permitted use in the Residential categories is single-family detached and attached homes, including large lot estates, suburban tracts, small-lot single-family residences, and townhouses as appropriate to the designated maximum density. Existing State-permitted mobilehome parks are deemed consistent with all Residential categories in which they are located, and if destroyed may be rebuilt to their original permitted densities, providing they incorporate all other current Plan policies. High density residential uses such as apartments and condominiums may be appropriate in areas with fully-improved streets – to include curbs, gutters, sidewalks and streetlights – and full municipal water and sewer services, that are situated close to urban amenities such as shopping and public transit. Other permitted uses include public recreation areas and facilities, and trails. The following Residential categories are designated on the Land Use Map:

U20 Residential 20

Not to exceed a maximum residential density of twenty dwelling units per acre (20 units per acre).

U8 Residential 8

Not to exceed a maximum residential density of eight dwelling units per acre (8 units per acre).

Commercial

The Commercial categories provide areas for residents and visitors to obtain goods and services. These categories generally are located where such uses have existed historically or where they would be positioned to meet the needs of residents and visitors. The following Commercial categories are designated on the Land Use Map:

C Commercial

Commercial areas provide appropriate locations for the general shopping and commercial service needs of local residents, workers, and visitors. The principal permitted use is general commercial activities, including retail and personal services. Other permitted uses include offices, specialty stores, financial institutions, art and studio facilities, public recreation areas and facilities, and trails. Quiet, non-polluting rural uses and scientific research and development facilities may also be located in Commercial areas.

Maximum land use intensity of 0.5 floor-area ratio (FAR).

CR Commercial Recreation – Limited Intensity

Commercial Recreation – Limited Intensity areas provide appropriate locations for the establishment of visitor-serving, resource-based commercial recreation uses characterized by large open space areas, limited building coverage, and minimal modification of the natural environment. The principal permitted use is low-intensity commercial establishments offering a variety of goods and services to visitors. Other permitted uses – consistent with all development standards – include restaurants, general stores, bed-and-breakfast facilities, hostels, public recreation areas and facilities, trails, low-intensity conference centers, and private commercial recreation including fish ponds, equestrian facilities, and club houses.

Maximum land use intensity of 0.3 FAR.

Public and Semi-Public Facilities

P Public and Semi-Public Facilities

Public and Semi-Public Facilities areas provide appropriate locations for activities conducted by public and quasi-public agencies. The principal permitted use is government offices and services. Other permitted uses include educational institutions, probation camps, public service facilities, public recreation areas and facilities, and trails.

Resource Protection and Special Management Overlays

In addition to the base land use designations, two overlay categories regulate development in the Coastal Zone. These categories are: (1) Sensitive Environmental Resource Areas; and (2) Scenic Resources. In those areas where a resource protection or special management overlay applies, new development shall be consistent with the applicable land use category and additionally shall adhere to the policies and provisions of the applicable overlay category.

Sensitive Environmental Resource Areas (SERA)

(See Map 2 Sensitive Environmental Resource Areas, page CO-46)

Sensitive Environmental Resource Areas contain terrestrial or marine resources that, because of their characteristics and/or vulnerability, require special protection. These areas comprise four subcategories: Environmentally Sensitive Habitat Areas (ESHA); Significant Woodlands and Savannas; Significant Watersheds; and Watersheds. ESHA are defined as areas in which plant and/or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development. Significant Woodlands and Savannas include stands of oak, walnut and riparian trees, as well as grasslands and oaks in savanna associations. Significant Watersheds are those watershed areas containing exceptional undisturbed habitats and/or are important in contributing to the integrity of the regional ecological system. Watersheds contribute to the overall water quality in Santa Monica Bay and the Pacific Ocean, and to the ongoing health of ecosystems in the

Coastal Zone. SERA also serve as animal migration routes and link important natural habitats.

New development within the SERA overlay category must adhere to the land and marine resource protection policies and standards of this Plan. Permitted uses in the four subcategories are:

- Environmentally Sensitive Habitat Areas: resource-dependent uses as defined in this Plan.
- Significant Woodlands and Savannas: resource-dependent uses and residential uses at the prescribed underlying land use designation and standards.
- Significant Watersheds: resource-dependent uses, residential uses at a maximum density of either one unit per 40 acres or one unit per 20 acres, and commercial uses at the prescribed underlying land use designation and standards.
- Watersheds: resource-dependent uses, residential, and commercial uses at the prescribed underlying land use designation and standards.

All development will be subject to review by either the County Environmental Review Board (ERB) or the staff biologist. Environmental resources in some areas have suffered significant degradation. Because of their diminished natural habitat value, development in these areas will not be subject to the same level of environmental review as that in less-degraded areas. For example, new development in those Rural Villages that have suffered significant degradation will be reviewed by the staff biologist, while development in areas with greater natural habitat value will be reviewed by the ERB.

Scenic Resources (See Map 3 Scenic Resources, page CO-46)

The Santa Monica Mountains are a highly scenic area of national and regional importance. Within the Mountains are particularly significant visual resources that warrant special standards to maintain their unique character and quality. New development within this overlay category must adhere to the scenic resource protection policies and standards of this Plan (see Conservation and Open Space Element), and shall apply to the following three subcategories: Significant Ridgelines, Scenic Elements, and Scenic Routes.

Pattern and Character of Development Goals and Policies

Goal LU-2: A pattern of land use that promotes social, environmental, and economic well-being while preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

Policies:

LU-15 New housing developments shall comply with Government Code §65590 relating to the provision of low- and moderate-income housing within the Coastal Zone.

LU-16 Replace existing residential dwelling units occupied by persons of low- and moderate-income that are converted or demolished, consistent with the provisions of Government Code §65590.

LU-17 Provide appropriate standards for infrastructure and public services that are consistent with each land use category.

LU-18 Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:

- Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
- Protecting natural vegetation, natural environmental features, and streams with limited building sites and adequate development setbacks;
- Landscaping with locally-indigenous species outside of Fuel Modification Zone A;
- Maintaining rural road sections without curbs, gutters, or sidewalks;
- Providing opportunities for keeping equines where adequate space and suitable topography are available;
- Limiting the types and locations of commercial development;
- Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;
- Preserving the openness and scenic beauty of the area's natural environment;
- Preserving significant environmental features and incorporating dedicated open spaces into new development;
- Supporting hillside residential development designs that feature natural rather than manmade forms and emphasize using custom foundations;
- Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
- Protecting hilltops and ridgelines by regulating structures in those areas; and
- Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate.

LU-19 Provide increased protection for Sensitive Environmental Resource Areas, including the following Significant Watersheds designated on Map 2 Sensitive Environmental Resource Areas:

- Arroyo Sequit;
- Corral Canyon;

- Nicholas Canyon;
- Trancas Canyon;
- Zuma Canyon;
- Ramirez Canyon;
- Latigo Canyon;
- Solstice Canyon;
- Malibu Creek;
- Cold Creek;
- Peña Canyon;
- Tuna Canyon; and
- Lower Topanga Canyon.

LU-20 Consider the mass and scale of the entire development or structure, and restrict the total square footage of and grading for structures in rural areas. Limit the mass, scale, and total square footage of structures and grading within Rural Villages to avoid a crowded appearance in the built environment.

LU-21 Require that new development use architectural and siting features that are compatible with a rural lifestyle, and include the following:

- Compatibility with prominent features existing in the immediate area (e.g., trees, landforms, historic landmarks); and
- Compatibility with the natural environment.

LU-22 Require that new development preserve views from public parks, trails, and scenic highways:

- Preserve and enhance views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features;
- Provide appropriate transitions between different land uses, including buffer areas, landscaping, and other similar treatments (e.g., hedges, fences, or landscaped open space). Transitions and buffers shall not place physical barriers in areas needed for drainage or wildlife movement.

LU-23 Require that new development not completely block views of the ocean or Scenic Elements from the principal permitted use on adjoining parcels.

LU-24 Development on parcels must be concentrated in one area, particularly within lands designated either Rural Lands or Rural Residential, to facilitate fire protection and to preserve and minimize disturbance to significant environmental features. Concentrated development should meet the following criteria:

- The resulting intensity and character of the developed area must be compatible with, although not necessarily identical in appearance to, the surrounding environment;
- Development shall minimize the disturbed area to preserve significant environmental features;

- Areas preserved in open space as the result of concentrating development are to be deed restricted to open space in perpetuity;
- To be approved, the resulting design of a subdivision shall provide public amenities beyond basic County requirements in order to preserve and protect the unique resources of the Santa Monica Mountains Coastal Zone. These amenities include, but are not limited to, improved circulation for the surrounding area, additional dedicated public open space, and additional protection of environmentally sensitive lands or the construction or maintenance of public facilities such as trails; and
- Lot coverage and grading shall not result in an urban appearance, and side yard setbacks shall prevent an urban-subdivision appearance.

LU-25 Determine the maximum potential residential density of a proposed subdivision by using Figure 1 (Residential Density Calculation). The actual residential density allowed may be lower if the site contains development constraints such as sensitive environmental resource areas, steep slopes, or geologic hazards.

LU-26 Limit structure heights to ensure compatibility with surrounding settings.

LU-27 Limit the length of private access roads to that necessary to provide access to a legal parcel. Temporary roads built for preliminary hydrologic or geologic testing shall not be considered an existing access road for subsequent development proposals.

LU-28 Site development so as to: protect life and property; protect public lands and dedicated open space, streams, scenic features, views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.

LU-29 Provide that residential and non-residential uses are buffered from each other through the use of design features and materials that are compatible with the existing community and surrounding natural environment.

LU-30 Coordinate open space among individual developments and community areas to foster and enhance local identity and sense of place and to connect trails, open space, and wildlife corridors wherever possible.

LU-31 Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use low-intensity directional lighting and screening to minimize light spillover and glare, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

LU-32 Maximize the use of locally-indigenous and drought-tolerant plant materials as well as low-volume irrigation. Prohibit the use of non-native invasive species in all landscaping projects.

LU-33 Concentrate commercial, office, and other higher intensity uses along major streets and ensure that each project has adequate access, can accommodate the traffic, is accessible to essential services, and contains appropriate site design features to enhance community character.

LU-34 Require that commercial uses include landscaping using locally-indigenous species.

LU-35 Require that commercial uses be designed to be compatible in scale and appearance with the existing community and surrounding natural environment.

Goal LU-3: A well-regulated telecommunications network that serves the needs of the general public, limits negative impacts to the environment, and avoids contributing to visual blight.

Policies:

LU-36 Limit the visual and safety impacts of wireless telecommunications facilities to preserve the character and aesthetics of surrounding areas, through careful design, screening, and mitigation requirements. Encourage undergrounding of accessory equipment, co-locating, and clustering wireless telecommunication facilities and structures, wherever possible, to help avert unnecessary proliferation of such facilities.

Figure 1
Residential Density Calculation

Calculating a parcel's maximum potential residential density is the initial step in determining the magnitude of a proposed residential project. During the development review/approval process, all relevant Plan policies will be identified and considered, and the number of dwelling units or new residential lots will be reduced as appropriate.

1. Land Use Classification: First, determine whether the parcel is in a Residential, Rural Residential, or Rural Lands land use category.
 - A. Residential (more than one dwelling unit per acre): Density will be calculated using the **net area** of the parcel.
 - Net area as defined in Zoning Code Section 22.08.010 excludes dedicated streets and private easements where the owner of the deed does not have the right to use the entire surface.
 - B. Rural Residential and Rural Lands (one dwelling unit or less per acre): Density will be calculated using the **gross area** of the parcel.
 - Gross area as described in part C.1 of the definition of "required area," Zoning Code Section 22.08.180 R includes dedicated streets and private easements.
2. Undersized Sections: Second, determine if the parcel is the result of the normal division of an undersized (fractional) section of land. (If the parcel has a gross area of less than nine acres or is not within an undersized section, go to Step 3.)
 - A. An undersized section of land is one that contains less than 640 acres and includes fractional lots. A fractional lot, often irregularly shaped, contains less than the standard 40 acres; and was assigned a unique lot number by the original government survey of public lands.
 - B. The normal division of land is considered to be either:
 - i. A breakdown by quarters and/or halves which results in parcels containing 320, 160, 80, 40, 20, or 10 acres; or
 - ii. A numbered lot created by the original government survey of a fractional section.
 - C. If the parcel complies with 2A and 2B and contains a gross area which is not less than 90 percent of the gross area of a similarly-created parcel from a full sized section of land, for the purpose of residential density calculation the gross area of the parcel shall be considered the same as if it had been created from a full-sized section.

Figure 1 (cont.)

Example: A 9-acre parcel with 0.5 acres of dedicated street right-of-way, resulting from the normal division of an undersized section, would be given credit for a gross area of 10 acres.

3. Residential Density: Third, calculate the maximum potential density for a parcel based on both the land use category and hillside management policy.
 - A. The density factors for each land use category, indicating the maximum number of dwelling units allowed per acre, are: RL40=0.05; RL20=0.05; RL10=0.1; RL5=0.2; RL2=0.5; RL1=1.0; U20=20.0; U8=8.0. These densities do not apply to those portions of designated Rural Residential or Rural Lands parcels (categories with an “RL” prefix) with natural slopes of 50 percent or greater. The maximum number of units on these lands is 0.05 per acre, regardless of land use category.
 - B. If the parcel is in the Rural Residential or Rural Lands category, measure the number of acres with a slope of 50 percent or greater; then measure the number of acres in each land use category with slopes less than 50 percent. Express the results to the nearest 1/10 of an acre. For any portions of the parcel with slopes 50 percent or greater, multiply the area by a density factor of 0.05 units per acre. For the area of the parcel with slopes of less than 50 percent, multiply the area within each plan category by its density factor and express the product to the nearest 1/10 of a unit.
 - C. If the parcel is in a Residential category (“U” prefix) measure the number of acres in each land use category and express the results to the nearest 1/10 of an acre. Multiply the area within each plan category by its density factor and express the product to the nearest 1/10 of a unit.
 - D. If more than one category applies to a given parcel, add the component products. Round down any fractional number to the next lower whole number. The result is the maximum potential number of dwelling units on the lot or new residential lots that may be possible to develop.
-

E. Coastal Act Sections and Corresponding Element Policies

The Land Use and Housing Element addresses the following selected provisions of the Coastal Act. (Shown in *italic*, Coastal Act provisions are included for reference only and are not adopted by the County.)

Section 30240 Environmentally sensitive habitat areas; adjacent developments

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

- Corresponding Land Use and Housing Element policies: LU-5, 6, 8, 23, 28, 30.

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

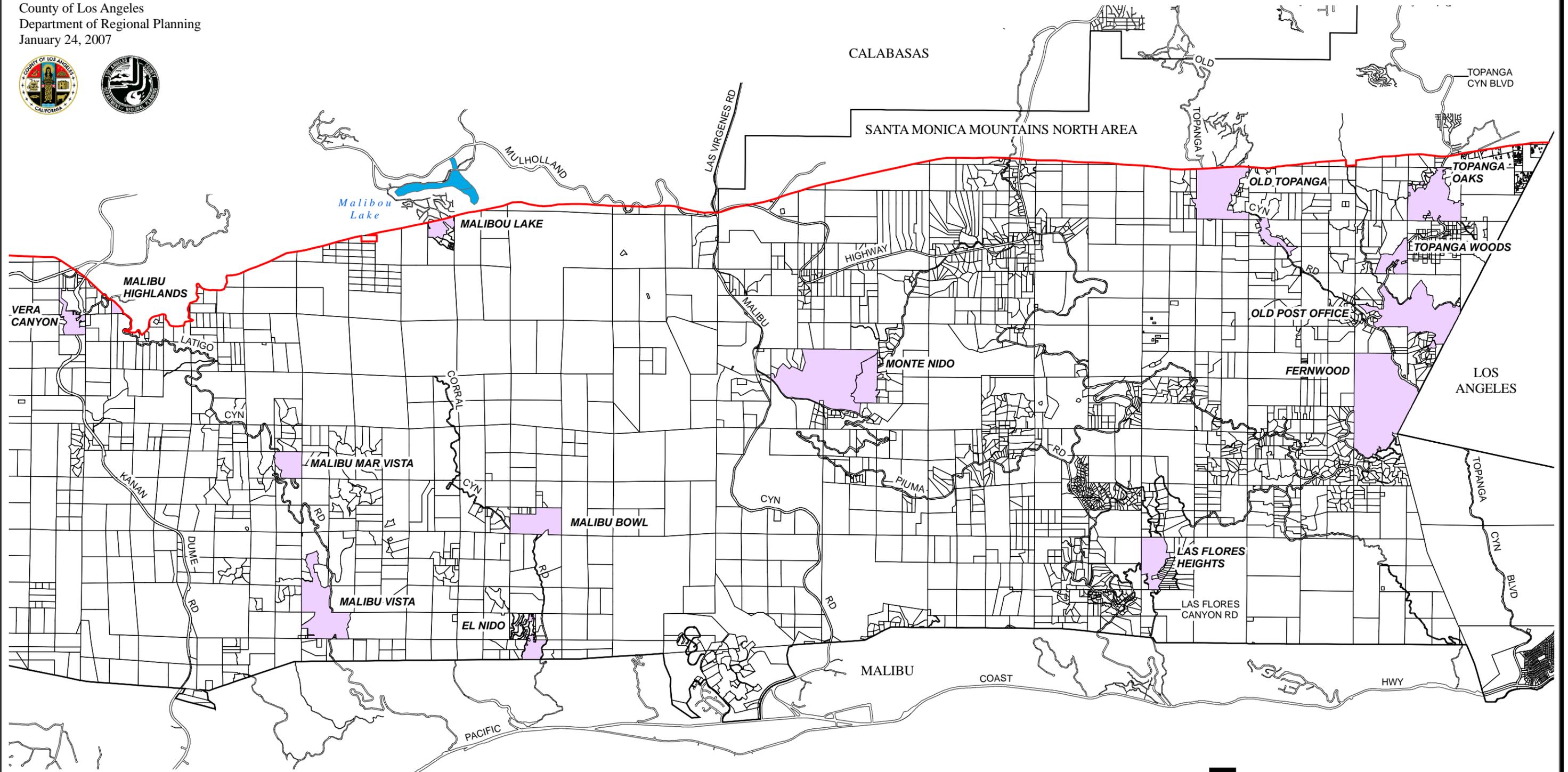
(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- Corresponding Land Use and Housing Element policies: LU-7, 9, 11 to 13, 33.

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

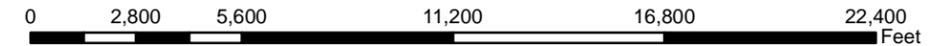
Map 6 Rural Villages

County of Los Angeles
Department of Regional Planning
January 24, 2007



- Legend
- Rural Villages
 - Coastal Zone Boundary
 - Parcel Lines (Parcels not shown in Rural Villages)

Santa Monica Bay



1 inch equals 4,849 feet

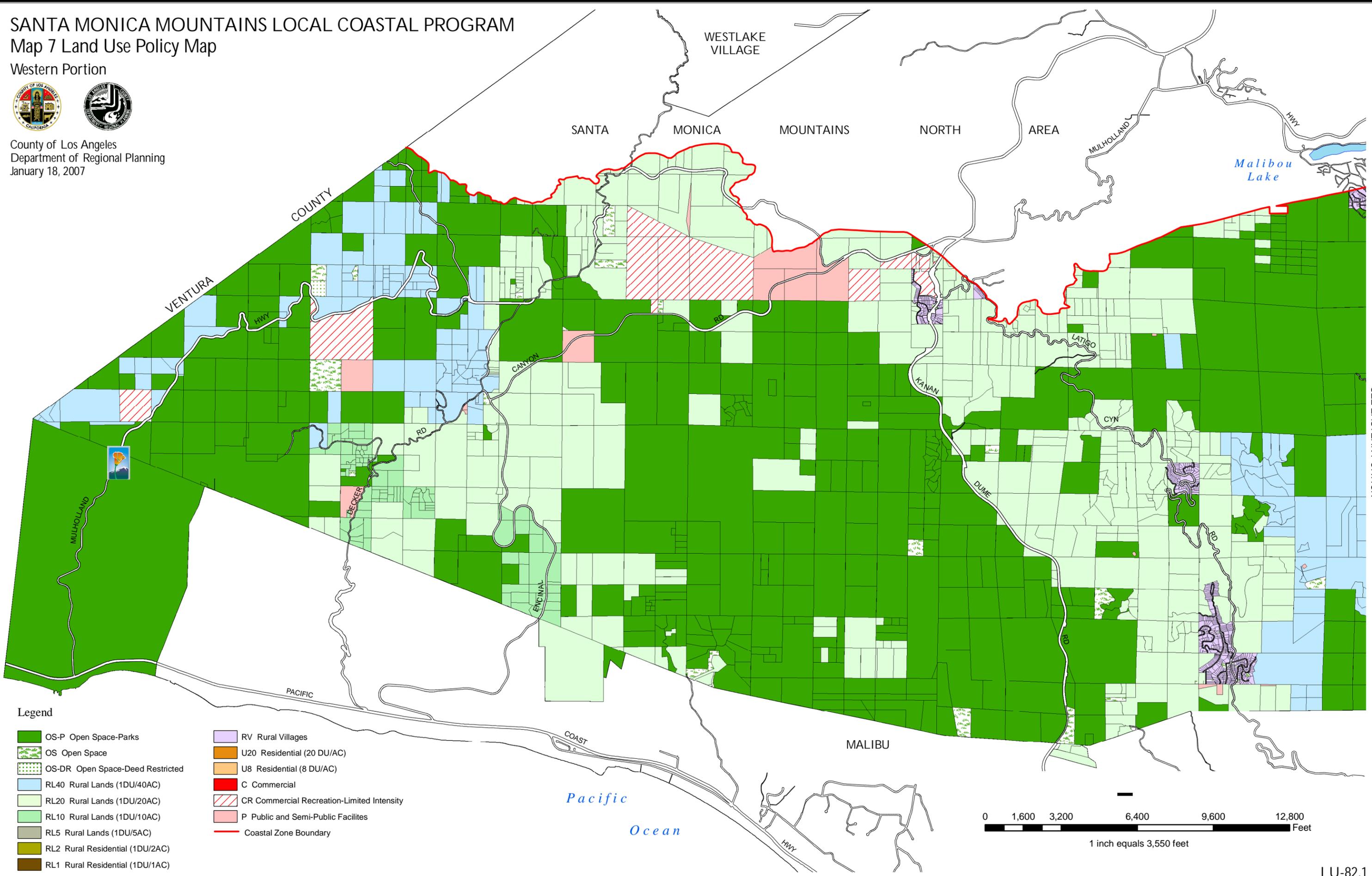
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Map 7 Land Use Policy Map

Western Portion

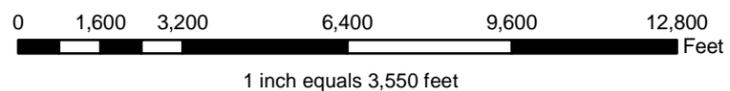


County of Los Angeles
Department of Regional Planning
January 18, 2007



Legend

- | | |
|----------------------------------|--|
| OS-P Open Space-Parks | RV Rural Villages |
| OS Open Space | U20 Residential (20 DU/AC) |
| OS-DR Open Space-Deed Restricted | U8 Residential (8 DU/AC) |
| RL40 Rural Lands (1DU/40AC) | C Commercial |
| RL20 Rural Lands (1DU/20AC) | CR Commercial Recreation-Limited Intensity |
| RL10 Rural Lands (1DU/10AC) | P Public and Semi-Public Facilities |
| RL5 Rural Lands (1DU/5AC) | Coastal Zone Boundary |
| RL2 Rural Residential (1DU/2AC) | |
| RL1 Rural Residential (1DU/1AC) | |



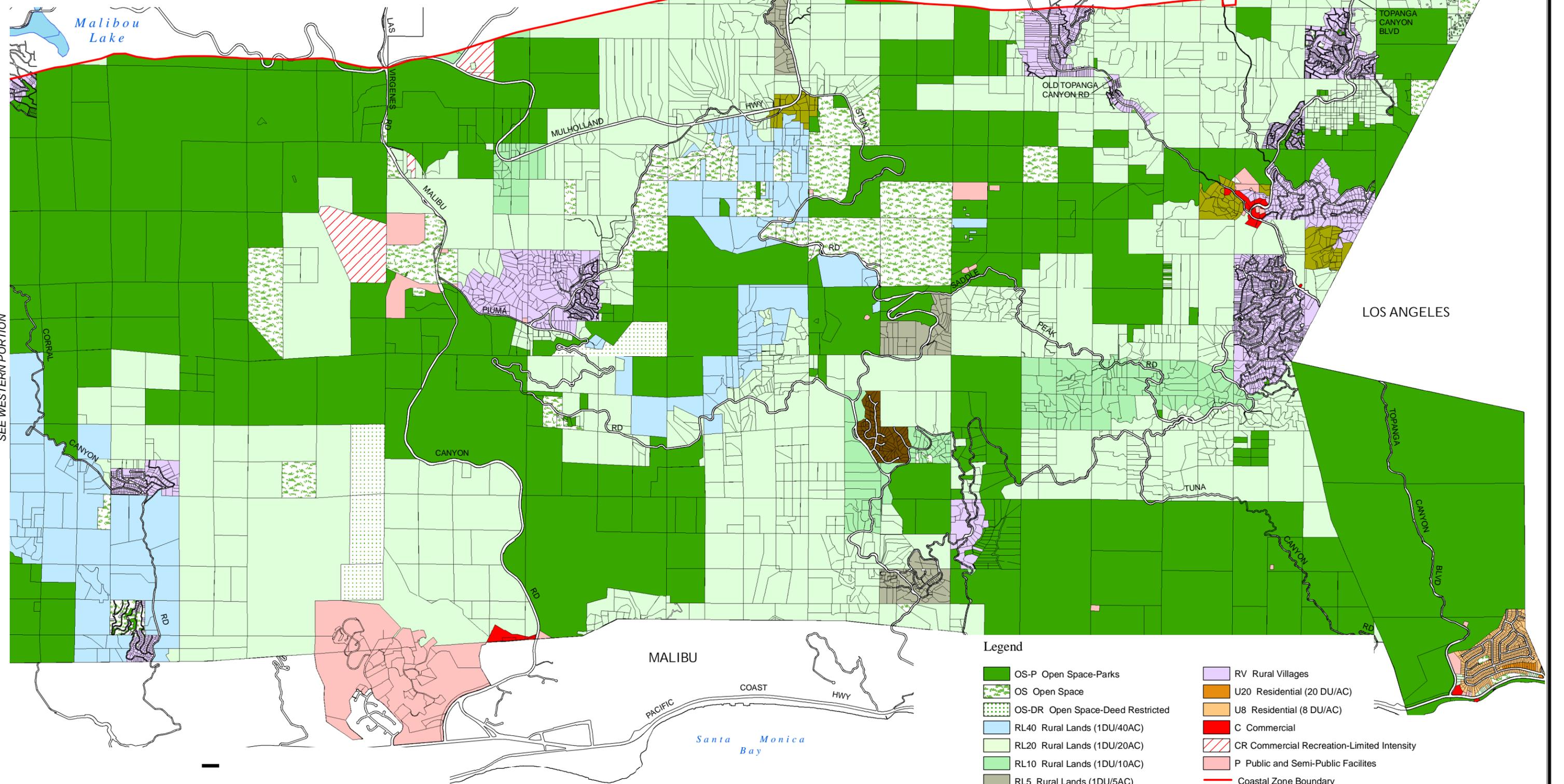
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Map 7 Land Use Policy Map

Eastern Portion



County of Los Angeles
Department of Regional Planning
January 16, 2007



SEE WESTERN PORTION



1 inch equals 3,550 feet

Legend

- OS-P Open Space-Parks
- OS Open Space
- OS-DR Open Space-Deed Restricted
- RL40 Rural Lands (1DU/40AC)
- RL20 Rural Lands (1DU/20AC)
- RL10 Rural Lands (1DU/10AC)
- RL5 Rural Lands (1DU/5AC)
- RL2 Rural Residential (1DU/2AC)
- RL1 Rural Residential (1DU/1AC)
- RV Rural Villages
- U20 Residential (20 DU/AC)
- U8 Residential (8 DU/AC)
- C Commercial
- CR Commercial Recreation-Limited Intensity
- P Public and Semi-Public Facilities
- Coastal Zone Boundary

V. CIRCULATION ELEMENT

A. Introduction

Despite extreme variations in landform and general terrain instability, a road system has existed in the Santa Monica Mountains since the beginning of the 20th Century. The area is roughly segmented into a roadway grid that continues to serve the access needs of area residents and visitors. This grid consists primarily of the following major or secondary highways: Pacific Coast Highway (State Route 1), Topanga Canyon Boulevard (State Route 27), and Decker Road/Westlake Boulevard (State Route 23); and two County major highways, Malibu Canyon Road (County Route N1) and Kanan Dume Road (County Route N9). In addition, the Santa Monica Mountains Coastal Zone is served by two County-designated scenic highways: Mulholland Highway and Malibu Canyon Road/Las Virgenes Road.

Circulation has, however, become a major challenge in the Santa Monica Mountains. The system has become overburdened as a result of the competing needs of the following: 1) homeowners wanting access to somewhat isolated rural communities and home sites in the Mountains; 2) contractors and other service providers wanting access to properties; 3) the public wanting access to the area's recreational opportunities, including inland parks and the beach; 4) commuters trying to avoid congestion on the nearby 101 Freeway; and, most significant, 5) access for emergency services.

To evaluate current traffic conditions in the Mountains, the County Department of Public Works conducted a transportation study depicting conditions existing under both the 1986 Malibu Land Use Plan land use categories and conditions anticipated pursuant to adoption of this Plan. (See Technical Appendix G.) The results of the study are summarized below in Tables 3 and 4. The tables show that full capacity has already been reached at intersections and links along most of the important north/south connector roads. More traffic will simply result in forced flows at inefficient speeds significantly lower than design flows.

Table 3. Locations of Year 2005 Traffic Congestion within the Santa Monica Mountains

	Roadway	Location
Morning Peak Hour	Malibu Canyon Road	Southbound from Mulholland Highway to Civic Center Way
	Pacific Coast Highway	Eastbound from Civic Center Way to the eastern boundary of Plan area
	Topanga Canyon Boulevard	Southbound from Mulholland Highway to Pacific Coast Highway
Average Daily Traffic (ADT)	Malibu Canyon Road	Northbound from south of Piuma Road to Mulholland Highway
	Mulholland Highway	Eastbound from Mulholland Drive to Topanga Canyon Boulevard
	Pacific Coast Highway	Eastbound from Topanga Canyon Boulevard to eastern boundary of Plan area

Table 4. Locations of Projected Year 2030 Traffic Congestion within the Santa Monica Mountains

	Roadway	Location
Morning Peak Hour	Malibu Canyon Road	Southbound from Mulholland Highway to Civic Center Way
	Pacific Coast Highway	Eastbound from Civic Center Way to Topanga Canyon Boulevard. Both directions from Topanga Canyon Boulevard to the eastern Plan area boundary
	Topanga Canyon Boulevard	Southbound from just south of Mulholland Highway to Pacific Coast Highway
Afternoon Peak Hour	Malibu Canyon Road	Southbound from Mulholland Highway to Civic Center Way
	Pacific Coast Highway	Both directions from the eastern Plan area boundary to Topanga Canyon Boulevard
	Topanga Canyon Boulevard	Southbound from Fernwood Pacific Drive to Pacific Coast Highway
Average Daily Traffic (ADT)	Malibu Canyon Road	Both directions from Mulholland Highway to Piuma Road and northbound from just north of Civic Center Way to Piuma Road
	Mulholland Highway	Both directions from Cornell Road to Las Virgenes Road
	Pacific Coast Highway	Both directions from Civic Center Way eastbound to the eastern boundary of the Plan area

The primary roads within the immediate planning area that experience serious congestion are Topanga Canyon Boulevard, Malibu Canyon Road, and Pacific Coast Highway. Major roads in the vicinity of the planning area that are also seriously congested are the 101 Freeway, the 405 Freeway, and the 10 Freeway. It is often the congestion on these roads that contributes to greater traffic problems in the Mountains. Despite the risks inherent in two-lane, winding mountain roads, many commuters from the Ventura Freeway corridor take one of these cross-mountain routes in the so-called “Z pattern” to reach Pacific Coast Highway to avoid serious traffic congestion problems in the San Fernando Valley and the Sepulveda Pass. Rural roads through the Santa Monica Mountains area have become, therefore, commuter routes to West Los Angeles and the South Bay. Additionally, Mulholland Highway, the primary intra-mountain east-west connector, has experienced dramatic increases in traffic since there is no alternative route permitting Ventura Freeway users to avoid congestion and connect to the San Fernando Valley. Increased development in the region is placing a further strain on the existing circulation system. An effective circulation policy for the Mountains must acknowledge the impacts of these travel patterns and that the efficiency of the surrounding major transportation routes is critical to managing traffic in the Mountains; therefore, this Plan supports capacity enhancement of the major freeways in the region and encourages alternative transportation methods to the private automobile, particularly the expansion of public transportation systems that can alleviate region-wide traffic problems.

Significant additional carrying capacity on area roadways would be necessary to move traffic at desirable levels of service; however, to provide such additional capacity in the Santa

Monica Mountains would further degrade environmental resources and disrupt the quality of life of the existing residential neighborhoods and rural communities. Nonetheless, the dilemma is that an effective circulation policy for the Mountains must acknowledge these travel patterns and provide an efficient circulation system to serve residents, commuters, and the population seeking coastal and inland recreational opportunities.

Significant physical and environmental constraints deter roadway expansion throughout much of the Santa Monica Mountains. The mountainous topography, unstable hillsides, and sensitive environmental resources of the region make costs for extending or constructing major new roadways prohibitively high.

Recognizing these challenges, policies are needed to facilitate access to recreational resources while recognizing overall regional circulation needs. Sections of this Circulation Element address the following three broad policy categories intended to make the system more efficient while maintaining sensitivity to rural communities and protecting the environment, and by reducing demand on the circulation system:

- Balancing Roadway Carrying Capacity with Environmental Protection;
- Managing Roadway Demand; and
- Encouraging Transportation Alternatives.

The Los Angeles County Highway Plan would typically play a major role in implementing the policies of this Circulation Element. The Highway Plan is the primary planning tool used to build and maintain the roadway network in the unincorporated areas. Map 8 (page CI-91) shows the portion of the Highway Plan that lies within the Santa Monica Mountains Coastal Zone. However, the County does not anticipate making changes to the Highway Plan as a part of the LCP: neither new roads nor the vacation of roadways are proposed under this Plan.

Additional circulation issues, such as recreation, trails, habitat linkages, and scenic routes, are addressed by this Plan in the Conservation and Open Space Element.

B. Guiding Principle

The guiding principle for facilitating mobility is:

Facilities and programs to improve traffic flow and access must be implemented within a framework of preserving the natural environment and protecting the unique character of the individual communities within the Plan area.

The transportation system in the Santa Monica Mountains needs improvement, but past experience has shown that road construction and maintenance has adversely impacted the area's natural beauty and environmental resources. Thus, the County, in cooperation with Caltrans and the adjacent cities, will approach future transportation improvements based on the guiding principle.

C. Balancing Roadway Capacity with Environmental Protection

It is clear that road construction and maintenance can significantly impact the environment. The development and improvement of roads often involve major landform modifications, which in the rugged terrain of the Santa Monica Mountains can result in erosion, siltation, and rockfall, impacting downstream waters and degrading scenic and other coastal resources.

The physical and environmental characteristics of the Santa Monica Mountains have largely precluded major improvements to the road network and the construction of additional roads. This Plan seeks to improve circulation in and through the planning area, while protecting the environment, through transportation system management techniques. These tools focus on improvements within the existing right-of-way to make links and intersections operate more efficiently. Computerized signalization at intersections and synchronization of signals along a link can result in more efficient traffic movement. The flow of traffic can be improved by reducing interruptions to flow, such as controlling access to links from private driveways. Turn-out pockets and special purpose lane additions are other options available to make the existing system work more efficiently. The application of these techniques in lieu of road construction has the added value of assisting in implementing a central mandate of this Plan – the protection of sensitive environmental resources.

Balancing Roadway Capacity and Environmental Protection Goals and Policies

Goal CI-1: A transportation system consistent with the area's rural and scenic qualities and environmental threshold carrying capacities.

Policies:

- CI-1 Maximize the capacity and operational efficiency of highways consistent with environmental protection and neighborhood preservation.
- CI-2 Require all roadway maintenance and improvements to be accomplished in a manner protective of adjacent habitat areas, streams, wildlife corridors, and other sensitive areas that may be impacted by such activity.
- CI-3 Expand roadway system capacity only where environmental resources (habitats/linkages, viewsheds, ESHAs, trails, etc.), residential neighborhoods, and rural communities are adequately protected.
- CI-4 Eliminate the practice of side casting surplus fill material from construction and store on graded surfaces within rights-of-way using the most current Best Management Practices to eliminate erosion into adjacent drainage courses.
- CI-5 Where appropriate, increase the capacity of existing major and secondary highways through the application of transportation system management technology within established rights-of-way and roadway widths by:

- Minimizing the number of driveway access points by consolidating driveways and exploring other options to reduce uncontrolled access;
 - Minimizing or eliminating conflicting turning movements on links or at intersections;
 - Restricting on-street parking during peak travel periods; and
 - Employing traffic signal synchronization technology.
- CI-6 Improve roadway efficiency and highway access through redesign of road intersections and establishment of periodic passing, turnout, and acceleration/deceleration lanes, where appropriate.
- CI-7 Emphasize other transportation system management solutions, including improved public transit and non-motorized transportation, such as bicycles.
- CI-8 Ensure that all recreational easements and other recreational resources are protected during and after roadway construction.
- CI-9 Maintain appropriate rural and mountain road standards, consistent with public safety requirements, for the rural portions of the Santa Monica Mountains.
- CI-10 Encourage the routing of through traffic onto highways and designated arterial streets, while discouraging through traffic in residential neighborhoods.
- CI-11 Analyze and require mitigation of the traffic impacts from projects that generate substantial amounts of “off-peak” traffic, in addition to the traditional roadway capacity analysis.
- CI-12 Limit the requirement for curbs, gutters, sidewalks, and streetlights to the higher density Residential land use categories, unless required by public safety considerations or to maintain an existing neighborhood pattern.
- CI-13 Allow road and driveway improvements only where they provide legal access to legally developed parcels.
- CI-14 Support Caltrans efforts to improve traffic flow and safety on Pacific Coast Highway, the 101 Freeway, the 405 Freeway, and on other state routes, consistent with the policies of this Plan.

D. Managing Roadway Demand

Mulholland Highway is the Santa Monica Mountains’ primary east-west regional traffic artery, with the cross-mountain roads serving as connecting links to Pacific Coast Highway. Completion of the Ventura Freeway in the 1970s served to connect large undeveloped blocks of land in Ventura County to employment centers in the San Fernando Valley and West Los Angeles. However, construction of the freeway also eliminated alternatives to the

congested US 101. As a result, there has been an increase in traffic along the cross-mountain roads and Mulholland Highway, and there is no convenient alternate route for local traffic and recreational users. Periodic highway tie-ups cause traffic to spill out onto the local roadway system, which is not designed to accommodate peak-hour through-traffic.

Consistent with the environmental protection policies of this Plan, the County can work to improve the efficiency of the roadways through transportation system management tools, as demonstrated in the previous set of policies. However, the Plan must address the other side of the equation – system demand. Through use of transportation demand management techniques, the County must assure that additional development will not significantly impact, and indeed may improve, the existing circulation system in the Plan area.

Managing Roadway Demand Goals and Policies

Goal CI-2: A safe and efficient roadway network that can accommodate projected traffic growth in a manner consistent with protecting environmental resources and existing neighborhoods.

Policies:

- CI-15 Maintain, and potentially enhance, the concentration of business and commercial uses in existing locations that continue to serve the local communities and reduce the length of vehicle trips.
- CI-16 Provide opportunities, such as park-and-ride lots, for local residents to car- or bus-pool to work thereby reducing the number of single-occupant vehicle trips generated in the Plan area.
- CI-17 Provide other opportunities, such as centralized learning centers with computer access, to reduce the need to commute long distances to colleges and universities.
- CI-18 Improve roadways as appropriate to accommodate planned development and anticipated increases in recreational activities.
- CI-19 Limit the intensity of development in rural and mountainous areas to a level that allows adequate access without creating significant adverse impacts.
- CI-20 Analyze the traffic impacts of a proposed development by considering the project's system-wide effects, including effects on transportation alternatives and the potential for bottlenecks in the area's roadway system.
- CI-21 Require each new development causing cumulative circulation impacts to construct or fund its fair share of any necessary circulation system improvements or additions.
- CI-22 Where funding sources prove inadequate, establish assessment districts, impact fees and/or other equitable funding mechanisms to augment roadway funds.

E. Encouraging Transportation Alternatives

Alternatives to the private automobile - including carpooling, public transit, bicycles, walking, and telecommuting - are opportunities to lessen traffic impacts on the region's roadways, and are a higher priority than expanding the existing roadway system. The provision of transit alternatives by the various public and private transportation agencies in the region will also help to improve the accessibility of recreational opportunities and resources in the Santa Monica Mountains. Frequent and convenient transit service would make it easier for people to leave automobiles at home or at staging areas when visiting recreation areas, as with the National Park Service's Park Shuttle, and would reduce the impact of the automobile on the area's tranquil setting. Transit may also help to increase usage of lesser-known recreational facilities.

Encouraging Transportation Alternatives Goals and Policies

Goal CI-3: Alternative travel modes to the single-occupant automobile for local, commuter, and recreational trips.

Policies:

- CI-23 Encourage transportation alternatives, including public transit service, staging areas, and park-and-ride lots, both within the region and from metropolitan Los Angeles to the area's major parks and recreation areas.
- CI-24 Augment the system of beach buses to insure that opportunities are available year-round to access both beach and inland recreational sites and parks as demand increases.
- CI-25 Encourage the use of locally-based contractors, service providers, and laborers rather than those that need to travel long distances to work sites in the Plan area.
- CI-26 Assist local employers in transporting employees from homes and worksites in the Santa Monica Mountains, thereby reducing the need for additional vehicle trips.
- CI-27 Work with surrounding cities and transit service providers to offer commuter bus services between inland communities and the City of Malibu.
- CI-28 Require new development to provide for public transportation needs on existing roadways, where appropriate, when acquisition and improvement activities occur. Cooperate with adjacent jurisdictions to develop and incorporate this and other public transit-friendly design features into new projects and other discretionary project applications.
- CI-29 Incorporate bike lanes and/or bike use signage into local road designs wherever feasible and safe.

- CI-30 Ensure that improvements to any roadway or trail containing a bikeway and/or trail do not adversely affect the provision of bicycle or trail use.
- CI-31 Support the region-wide expansion of alternative transportation methods, including rail lines, transit ways, bike paths, and rapid bus systems, where consistent with the policies of this Plan.

F. Coastal Act Sections and Corresponding Element Policies

The Circulation Element addresses the following selected provisions of the California Coastal Act. (Shown in *italic*, Coastal Act provisions are included for reference only and are not adopted by the County.)

Section 30210 Access; recreational opportunities

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

- Corresponding Circulation Element policies: CI-1, 3, 5 to 8, 14, 18, 21, 23 24, 30.

Section 30212.5 Public facilities; distribution

Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any subject area.

- Corresponding Circulation Element policies: CI-16, 17, 23, 28.

Section 30253 Minimization of adverse impacts

New development shall:

(4) Minimize energy consumption and vehicle miles traveled.

- Corresponding Circulation Element policies: CI-1, 5 to 7, 14 to 17, 20, 23 to 31.

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

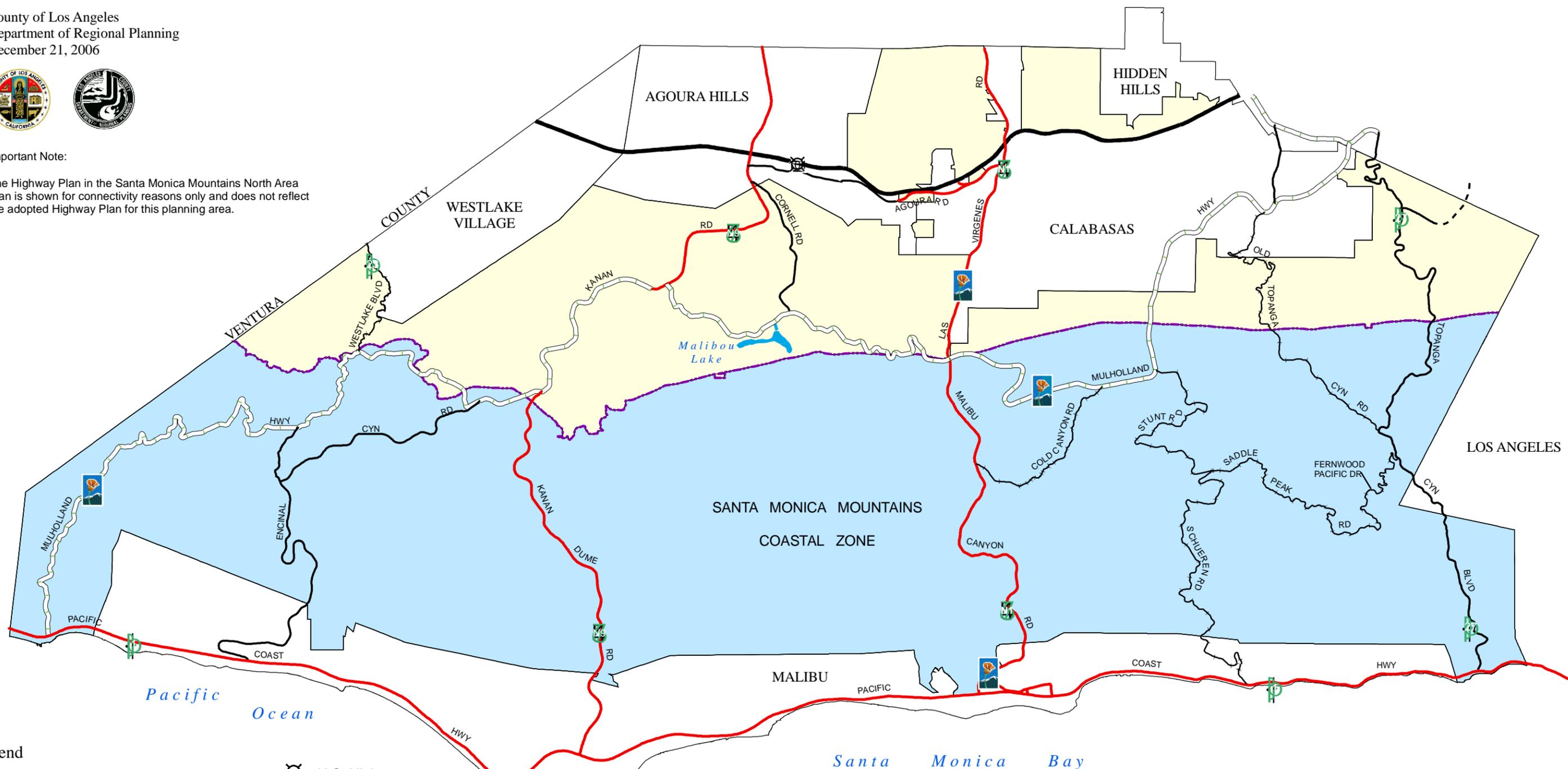
Map 8 Highway Plan

County of Los Angeles
 Department of Regional Planning
 December 21, 2006



Important Note:

The Highway Plan in the Santa Monica Mountains North Area Plan is shown for connectivity reasons only and does not reflect the adopted Highway Plan for this planning area.



- Legend**
- Major Highway - Existing
 - - - Major Highway - Proposed
 - Secondary Highway - Existing
 - - - Secondary Highway - Proposed
 - Limited Secondary Highway - Existing
 - - - Limited Secondary Highway - Proposed
 - Parkway - Existing
 - Freeways - Existing
 - ⊗ U.S. Highway
 - ⊕ California State Highway
 - ⊕ County Highway
 - ⊕ County Scenic Highway
 - Coastal Zone Boundary
 - ⊕ Santa Monica Mountains Coastal Zone
 - ⊕ Santa Monica Mountains North Area



1 inch equals 7,750 feet

VI. PUBLIC FACILITIES ELEMENT

A. Introduction

The location and amount of new development are determined in part by the availability of public services and facilities, including water and sewer, public schools, fire and police services, and solid waste services. Supplying these services in the Coastal Zone is very costly and challenging due to the area's physical size, topography, and development patterns. Unlike urbanized areas where a higher density population can share costs, providing infrastructure and public services in rural and suburban areas is more expensive per household because costs must be distributed among fewer residents.

This element addresses the following public services:

- Water and sewer services;
- Public schools;
- Fire and paramedic services;
- Police services; and
- Solid waste services.

Additional services and facilities addressed by the Coastal Zone Plan include parks and recreation (Conservation and Open Space Element) and transportation (Circulation Element).

The Public Facilities Element establishes policies that support the siting of new housing and other development in areas with adequate public services and facilities to avoid wasteful urban sprawl and leapfrog development.

B. Guiding Principle

The guiding principle to ensure the provision of adequate services and facilities is:

Public facilities should support existing and approved land uses, and are not intended to induce further development, consistent with environmental carrying capacities and the need to protect the unique character of existing communities.

Until the passage of Proposition 13 in 1978, most public facilities were constructed by public agencies as part of their capital improvement programs. These programs were instrumental in directing the location and timing of development. With the passage of Proposition 13, responsibility for constructing capital facilities has primarily been passed to individual development projects. Because public facilities are now largely constructed on a project-by-project basis, predicting the timing and location of new development as part of agency master planning efforts is more difficult.

The absence of public facilities presents a constraint on new development. The presence of existing infrastructure, however, does not justify developing land in a manner that is inconsistent with preserving significant environmental features, the unique character of existing communities, or public health and safety as outlined in the policies of this plan. New development must allow for environmental preservation; the provision of new infrastructure and services must be considered within this context.

C. Water and Sewer Services

The Coastal Zone is currently served by two water purveyors: the Las Virgenes Municipal Water District (LVMWD) and Los Angeles County Waterworks District 29. LVMWD supplies most of the potable and recycled water to the general region, while the area east of Saddle Peak Road is served by District 29. Water is distributed throughout the area by a network of water mains of varying sizes, with the central spine of the system generally paralleling the Ventura Freeway, north of the Plan area.

Much of the Santa Monica Mountains is characterized by deep canyons, steep hillsides, and interior valleys. Extending water services and facilities into some of these remote areas and high elevations may be possible, but would be extremely costly and result in significant environmental impacts.

Both LVMWD and District 29 receive their water supply allocations from Metropolitan Water District of Southern California, the water wholesaler. Because supplies may vary due largely to cyclical drought conditions, the approval of future development must be contingent upon the availability of long-range water supply and must be consistent with all applicable land use and water plans.

LVMWD is also responsible for most of the public wastewater treatment and disposal services. Local collectors are maintained by the County's Sanitation Districts, and are connected to LVMWD's main trunk lines. Wastewater is then conveyed through trunk lines to the Tapia Water Reclamation Facility where the sewage receives tertiary treatment. According to LVMWD, no foreseeable system constraints or deficiencies are anticipated.

Many homes in the Santa Monica Mountains rely upon onsite wastewater treatment systems (OWTS) instead of municipal sewers, due to their widely-scattered locations in hillside areas. Many OWTS employ state-of-the-art technologies, but system failures have been reported in older systems within the Mountains, threatening environmental damage to surrounding and downstream riparian areas. In particular, some dwellings have inadequate OWTS because they are located in areas that were subdivided into small lots prior to adoption of the Subdivision Map Act and before the consequent requirement for infrastructure improvements to occur as lots were developed.

Water and Sewer Goal and Policies

Goal PF-1: Adequate water supplies and water and sewage disposal systems to support existing and future planned land uses.

Policies:

- PF-1 Coordinate the land development review process with water purveyors to assure that adequate long-term water supplies and adequate water and sewer infrastructure are available to serve existing and planned development, without negatively impacting supplies and services for existing development.
- PF-2 Reduce potable water consumption and the need for new water supplies through required and active water conservation programs.
- PF-3 Encourage tertiary treatment of wastewater or an equivalent standard.
- PF-4 Expand potential uses for existing and future recycled water resources.
- PF-5 Encourage the development of standards and policies in the appropriate County codes that will maximize use of recycled water and thereby reduce the need for exploiting domestic water supplies when potable water is not required.
- PF-6 Require the use of recycled wastewater for commercial and public uses and facilities, such as golf courses, landscape irrigation, maintenance of public lands, and other approved purposes where this resource can be feasibly provided.
- PF-7 Require that proposed development projects gain approval of design and financial arrangements from the appropriate water purveyor for construction of water and sewer facilities prior to recordation of tract maps (or issuance of grading or building permits, if a tract map is not involved).
- PF-8 Provide for the expansion of existing community sewer systems in areas of demonstrated need. The capacities of such systems shall be scaled to meet the level of anticipated growth consistent with the Land Use Policy Map, but shall not be oversized so as to induce growth.
- PF-9 Prohibit construction of small “package” wastewater treatment plants, except in areas where this is the desired long-term wastewater management solution.
- PF-10 Prohibit development of rural areas where the cumulative effect of OWTS will negatively impact the environment, either by stream pollution or by contributing to the potential failure of unstable soils.
- PF-11 In areas with constraints to OWTS, including but not limited to, substandard, small-lot subdivisions and geologic hazard areas, the County Departments of Health Services and Public Works may permit innovative and alternative methods of wastewater treatment and disposal, provided that installation, operation, and maintenance of such systems minimize impacts to public health, water quality and natural resources, and are acceptable to the County and to the Regional Water Quality Control Board.

- PF-12 Require applications for land divisions or any developments requiring grading of the building site, where sewers will not be provided, to include a report prepared by a California Registered Geologist, a California Certified Engineering Geologist, a California Registered Engineer, or a California Registered Environmental Health Specialist that addresses the ability of each proposed building site to accommodate an OWTS after the site has been graded.
- PF-13 Site new OWTS and require them to be designed so that impacts to sensitive environmental resources are minimized, including grading, site disturbance, and the introduction of increased amounts of water.
- PF-14 The formation of On-site Wastewater Disposal Zones pursuant to Section 6950 et seq. of the California Health and Safety Code should be investigated and considered by the County Department of Health Services and/or the Department of Public Works in appropriate areas.
- PF-15 Permit construction of new water wells only where they will not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources.
- PF-16 Design and build temporary roads for preliminary hydrologic or geologic testing in the least environmentally damaging manner.
- PF-17 Prohibit the use of hauled water as a source of potable water for new development.

D. Public Schools

The Coastal Zone is served by the Las Virgenes Unified School District (LVUSD), the Los Angeles Unified School District (LAUSD), and the Santa Monica-Malibu Unified School District (SMMUSD). The LVUSD encompasses the northern central portion of the Plan area, as well as unincorporated lands north of the planning area. A small area in the eastern portion of the Coastal Zone is within LAUSD boundaries and is home to Topanga Elementary School. The Santa Monica-Malibu Unified School District does not currently operate any schools in the Coastal Zone, but its boundaries encompass the remainder of the Plan area and the incorporated City of Malibu.

Schools in the Santa Monica Mountains area have a reputation for offering education of exceptional quality, helping to make the Plan area a desirable place in which to live. Not only is the quality of schools high in the area, but their location, nestled in the Santa Monica Mountains, provides an excellent opportunity to incorporate outdoor environmental education into school curriculum.

As the area population grows, school facilities will need to expand. The ability of the County and the school districts to coordinate land development with the need for additional schools is an important component of protecting quality of life for both existing and future area residents.

Public School Goals and Policies

Goal PF-2: Adequate public school facilities to meet projected growth.

Policies:

- PF-18 Require development projects to pay the maximum school impact fees permitted by law.
- PF-19 Maintain a flexible policy toward school impact mitigation, accepting land dedication, facilities construction, and payment of fees, with appropriate mitigation as determined by the applicable school district.
- PF-20 Cooperate with school districts to:
- Encourage the State legislature to maintain and amend as necessary, legislation that supports the financing of new school construction as needed for a growing population;
 - Identify the impacts of population and demographic changes, which may affect the need for new schools, may lead to school closures, may require the re-opening of closed schools or may lead to the decision that existing school sites be preserved for meeting future needs; and
 - Provide all State-required cooperative educational services to residents.
- PF-21 Cooperate with the school districts to reduce new school construction costs through cooperative agreements for the development of joint use school/park sites, joint school/community facilities, and joint school/library facilities.
- PF-22 Support the joint use of school/park sites and, where the law permits, use a portion of local park funds to purchase and construct the recreational portions of these joint sites.
- PF-23 Encourage school districts to comply with the policies of the Coastal Zone Plan for new school construction.

E. Fire and Paramedic Services

The Santa Monica Mountains have been designated by the Los Angeles County Fire Department as a Very High Fire Hazard Severity Zone, the most dangerous classification. Created by the County Fire Department, the Consolidated Fire Protection District (CFPD) is the primary provider of fire, paramedic, lifeguard, and fire inspection services in the area. American Medical Response is the primary provider of ambulance services. The Ventura County Fire Department and the City of Los Angeles provide mutual aid within the area. In addition, the California Department of Forestry provides fire crews for severe and widespread fire emergencies.

CFPD Battalion 5 carries primary responsibility for fire and paramedic service in the area, while the Lifeguard Division is responsible for lifeguard services. The entire Plan area lies within the boundary of the CFPD, with services financed largely through property taxes. The wildland camps provide brush fire suppression, sandbagging, controlled burns, maintenance of motorways, and other manual labor.

Specialized services like hazardous materials, air rescue helicopter, air ambulance helicopter, and fire suppression helicopter are provided by the CFPD centrally. A helicopter responds to heavy trauma incidents when street congestion and/or other factors preclude timely response by ground-based units. Helicopter response is also used in the shore vicinity in the summer and on weekends when beach visitation is high. A helicopter is usually based at the wildland fire camp (Camp 8) in the eastern Santa Monica Mountains, and helicopter patrol is frequent along the shore.

There are currently eleven fire stations in the Santa Monica Mountains area and two wildland fire suppression camps. In addition, there are lifeguard stations along the North Santa Monica Bay beaches and two Baywatch rescue boats that serve the area. Eight of the eleven stations are classified as in either good or fair condition by the CFPD and the remaining three are in poor condition. Infrastructure needs or deficiencies are largely addressed through the Developer Fee Program adopted by the Board of Supervisors to construct additional stations needed due to development. Located in the eastern Santa Monica Mountains, Wildland Fire Suppression Camp 8 is owned by the U.S. Forest Service and is generally in good condition. Located in the western Santa Monica Mountains, Camp 13 is owned by the CFPD and is in fair condition.

Baywatch Malibu is a Lifeguard Division rescue boat unit moored at the Malibu Pier, and the Baywatch Topanga unit patrols the area around Topanga County Beach on busy weekends. The Baywatch boats have many important functions and duties, and can often be seen just outside the surf line, patrolling the shores of Los Angeles County. Their duties include responding to boating emergencies and backing up beach lifeguards in times of heavy rescue activity.

There are numerous challenges to providing adequate fire and paramedic service in the Santa Monica Mountains due to the large size of the service area, the relatively small number of streets, and traffic congestion. In some areas, emergency response takes longer due to greater travel times and congestion. Because the Ventura Freeway, Pacific Coast Highway, and Mulholland Highway are the only major east-west corridors in the area, these streets become congested with associated effects on response time. Traffic congestion on the Ventura Freeway tends to peak during rush hour, while traffic congestion on PCH is significant both during rush hour and when beach visitation is high on weekends and in the summer.

It is also difficult to access certain communities. Many of the streets are narrow and are often lined with parked vehicles. The most challenging response involves isolated locations in areas where streets are unpaved and gates are locked. In remote areas, it may take as long as 30 minutes for the Fire Department to reach a victim and more time for a victim to be evacuated to a hospital. Area hospitals include the Westlake Medical Center in Westlake Village and Los Robles Regional Medical Center in Thousand Oaks.

Topanga Canyon is an especially challenging area to serve, because it takes 15 to 20 minutes for any back-up crews to reach an incident. The CFPD addresses this problem by staffing the station with personnel trained both as firefighters and paramedics, and by relying on on-call firefighters to respond to structure fires with a reserve engine. In addition, Malibou Lake and Old Topanga do not have fire stations within their communities. The CFPD is planning to build a fire station between Calabasas Highlands and Old Topanga in the future.

Another challenge is providing service in the Topanga and Malibu Creek State Parks to emergency medical services (EMS) incidents on remote hiking and mountain biking trails. In many instances, CFPD supplements service with helicopter crews to reach remote emergency incidents.

As a result of the location and change in intensity of land use designations proposed by the Coastal Zone Plan, the level of fire protection services may be affected. Overall, however, the pattern of land uses proposed should provide a more fire-defensible situation than does the 1986 Malibu Land Use Plan, since the number of potential new dwelling units will decrease. Actual effects on the level of fire protection services would not occur until development projects are implemented. Limited access opportunities currently constrain emergency access throughout the community. There is some potential to aggravate this condition should roadway conditions (e.g., traffic congestion) deteriorate.

Fire and Paramedic Services Goals and Policies

Goal PF-3: Adequate fire and paramedic services to meet existing and future demand.

Policies:

PF-24 Continue to consult and coordinate with the Fire Department as part of the project review process.

PF-25 Reduce fire hazards by:

- Reviewing new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel;
- Requiring, where appropriate, on-site fire suppression systems for all new residential and commercial development to reduce the dependence on Fire Department equipment and personnel;
- Limiting the length of private access roads to reduce the amount of time necessary for the Fire Department to reach residences and to minimize risk to firefighters;
- Requiring project design to provide clearly visible (during the day and night) address signs for easy identification during emergencies; and

- Cooperating with the Fire Department to ensure compliance with the Fire Code.

PF-26 Encourage the grouping of residential structures to provide for more localized and effective fire protection measures such as consolidation of fuel buildup abatement, fire break maintenance, firefighting equipment access, and water service.

F. Police Services

The Los Angeles County Sheriff's Department is the main provider of police services in the Santa Monica Mountains area. Specifically, the Sheriff's Lost Hills Station is the primary facility serving the unincorporated communities as well as the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu, and Westlake Village. The California Highway Patrol (CHP) is responsible for providing traffic safety and service to the motoring public as they use highways in the unincorporated areas and freeways. The CHP also provides law enforcement assistance to the Sheriff's Department when situations exceed the limits of local resources.

Crime rates in the Santa Monica Mountains are relatively low compared to the countywide crime rate, but the area does have a number of public safety concerns. Most recently, the Sheriff's Department and CHP have received numerous complaints of high-speed street racing on treacherous roads in the Santa Monica Mountains. In response, the County has developed an ordinance ordering the forfeiture of vehicles seized from drivers engaged in illegal speed contests.

The Lost Hills Station includes a dispatch center, a jail/dorm facility, a temporary holding facility, a large conference room, and a helicopter pad. The facility has a workforce of over 130 sworn personnel and operates approximately 100 vehicles, including patrol cars, quad runners for beach service, a rescue truck, a pick-up truck, a van, and trailers. The station facilities are in good condition and no new facility needs were reported by the Sheriff's Department.

The Sheriff's Air 5 rescue program based in Long Beach provides search and rescue, and over-water operations with a flight crew of two deputy pilots, two paramedics, and a sergeant crew chief. For its operations, Air 5 flies Sikorsky H-3 helicopters. The helicopters fly to the Lost Hills Station as needed.

The Sheriff's average response time to emergency incidents in the area ranges from five to seven minutes. Response times to certain parklands could be longer given their remoteness. A challenge in providing effective law enforcement service in the area relates to the often-confusing street layout and accessibility by patrol car over narrow, unimproved roads.

Future development would be required to examine the potential increase in demand for police services, in conjunction with subsequent environmental review. There may be some potential to aggravate the existing emergency access constraints should roadway conditions (e.g., traffic congestion) deteriorate.

Police Services Goals and Policies

Goal PF-4: Adequate police services to meet local needs and provide a safe and secure environment for people and property.

Policies:

- PF-27 Continue to consult and coordinate with the Sheriff's Department and CHP as part of the environmental review process for projects subject to CEQA.
- PF-28 Support existing programs such as Neighborhood Watch and encourage expanded or new programs that focus on the elimination of crime, such as anti-graffiti programs.
- PF-29 Support efforts to eliminate street racing activities, including the seizure and forfeiture of vehicles used in speed contests or in exhibitions of speed, to address the nuisance and unsafe conditions created by the use of vehicles in such activities.

G. Solid Waste Services

Solid waste collection and hauling services are provided by private operators. All non-hazardous waste collected is disposed in the Calabasas Landfill. The landfill, which began operating in 1961, is owned by the County and operated by the Sanitation Districts of Los Angeles County under a joint powers agreement. The landfill accepts waste from the Santa Monica Mountains area as well as Thousand Oaks and western portions of the City of Los Angeles including Brentwood, Encino, and Granada Hills.

The landfill disposal area is 416 acres, with an estimated 21 million tons of refuse in place. Due to recycling and other efforts, the amount of trash buried at the landfill has declined significantly since 1990. The California Integrated Waste Management Board permits the landfill to accept 3,500 tons of trash daily. The landfill has a permitted capacity of 69.7 million cubic yards, with 22 million cubic yards of capacity remaining. The landfill is slated for closure by 2023.

The Calabasas Landfill is located in the upper tributary canyons of Las Virgenes Creek, north of the Ventura Freeway. Las Virgenes Creek flows southerly from the site to Malibu Creek State Park, where it joins Malibu Creek and flows into the ocean. The geologic materials beneath the landfill store and transmit limited quantities of groundwater, and natural groundwater quality is poor. Therefore, there are no significant uses of groundwater in the areas surrounding the landfill. Prior to 1980, the landfill operated as a Class I facility, meaning that it accepted liquid and hazardous wastes. Today, the landfill operates as a Class III facility, accepting only municipal solid waste and inert waste. All active areas of the landfill are now lined with plastic liners and gas collection systems to minimize the landfill's potential to contaminate downstream groundwater.

In 1984, Congress passed legislation designed to limit the creation of new solid waste disposal sites in units of the National Park System, including the Santa Monica Mountains National Recreation Area, and to reduce the potential for adverse effects from existing

operations. Under the federal regulations, sanitation districts are required to maintain a special use permit (SUP) to continue operation. The SUP issued by the National Park Service to the Calabasas Landfill requires native plant restoration measures in certain areas of the landfill.

At present, the Calabasas Landfill meets the State and federal minimum standards for solid waste handling and disposal as a Class I facility. These standards regulate the design and operation of solid waste facilities in order to protect public health and safety, and the environment.

Solid Waste Services Goals and Policies

Goal PF-5: Adequate solid waste services to meet existing and future demands without degrading the quality of the natural environment.

Policies:

PF-30 Design all new buildings with proper facilities for solid waste storage, handling, and collection pickup.

PF-31 Prohibit commercial and industrial land uses which generate large volumes of solid waste.

PF-32 Require commercial and industrial uses that use hazardous materials to demonstrate proper transport, storage, and disposal of such materials in accordance with all local, state, and federal regulations.

PF-33 Support measures for recycling of materials and financing mechanisms for solid waste reduction programs.

H. Coastal Act Sections and Corresponding Element Policies

The Public Facilities Element addresses the following selected provisions of the Coastal Act. (Shown in *italics*, Coastal Act provisions are included for reference only and are not adopted by the County.)

Section 30212.5 Public facilities; distribution

Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any subject area.

- Corresponding Public Facilities Element policies: PF-1, 8, 15, 20 to 22.

Section 30254 Public works facilities

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

- Corresponding Public Facilities Element policies: PF-1, 7, 8, 9 11, 20.

Section 30254.5 Location; existing developed area

Notwithstanding any other provision of law, the commission may not impose any term or condition on the development of any sewage treatment plant which is applicable to any future development that the commission finds can be accommodated by that plant consistent with this division. Nothing in this section modifies the provisions and requirements of Sections 30254 and 30412.

- Corresponding Public Facilities Element policies: PF-1, 8, 9.

Section 30412 State Water Resources Control Board & Regional Quality Control Boards

c) Any development within the coastal zone or outside the coastal zone which provides service to any area within the coastal zone that constitutes a treatment work shall be reviewed by the commission and any permit it issues, if any, shall be determinative only with respect to the following aspects of the development:

(1) The siting and visual appearance of treatment works within the coastal zone.

(2) The geographic limits of service areas within the coastal zone which are to be served by particular treatment works and the timing of the use of capacity of treatment works for those service areas to allow for phasing of development and use of facilities consistent with this division.

(3) Development projections which determine the sizing of treatment works for providing service within the coastal zone.

The commission shall make these determinations in accordance with the policies of this division and shall make its final determination on a permit application for a treatment work prior to the final approval by the State Water Resources Control Board for the funding of such treatment works. Except as specifically provided in this subdivision, the decisions of the State Water Resources Control Board relative to the construction of treatment works shall be final and binding upon the commission.

(d) The commission shall provide or require reservations of sites for the construction of treatment works and points of discharge within the coastal zone adequate for the protection of coastal resources consistent with the provisions of this division.

(e) Nothing in this section shall require the State Water Resources Control Board to fund or certify for funding, any specific treatment works within the coastal zone or to prohibit the State Water Resources Control Board or any California regional water quality control board from requiring a higher degree of treatment at any existing treatment works.

- Corresponding Public Facilities Element policies: PF-1, 3, 7 to 14.

GLOSSARY

ACTIVE RECREATION

Moderate- to high-intensity structured recreational use, in many cases requiring some modification of natural landforms and the provision of service facilities (parking areas, restrooms, visitor centers, etc.). Typical activities include individual and team sports.

AGRICULTURAL USES

Agricultural uses include, but are not limited to: crops – field, tree, bush, berry, and row, including nursery stock; grazing of livestock; raising of livestock; dairy, livestock feed yard, and livestock sales yard operations.

ALL-WEATHER ROADS

A hard surface not necessarily pavement capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Such road surfaces are subject to approval by the Los Angeles County Fire Department.

ANIMAL HUSBANDRY

A branch of agriculture concerned with the production and care of domestic animals.

AREA, GROSS

The area of a site that includes dedicated streets and private easements.

AREA, NET

The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, dedicated open space, and floodways.

BEST MANAGEMENT PRACTICE (BMP)

Best Management Practice means any stormwater pollution mitigation measure which is required to be employed in order to comply with the requirements of the National Pollutant Discharge Elimination System permit issued to the County of Los Angeles.

BUFFER ZONE

An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any area that separates two different zones, such as a multi-family housing zone between single-family housing and commercial uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A state law that (1) defines state environmental goals and the responsibilities of local governments to assist in achieving those goals; and (2) sets forth the requirements for the environmental analysis of proposed public and private projects, including the preparation

and/or review of environmental impact reports or issuance of exemptions and negative declarations.

CERTIFICATE OF COMPLIANCE

A document issued by the Director of Planning to a property owner after determining that a parcel meets the requirements for compliance with the State Map Act.

CHANNELIZATION

The straightening and deepening of watercourses to permit water to move faster, reducing the area subject to flooding. Channelization, particularly concrete channels, impairs or destroys a watercourse's natural functions.

CHIMNEY

A concave area on a hillside where the topography creates a funnel leading up the mountain. (See below.) Areas within chimneys are particularly prone to fire due to their funnel-like topography.



CHUMASH

The name for the Native Americans who have inhabited the Santa Monica Mountains for nearly 8,000 years

CLASS I LANDFILLS

Landfills that will accept hazardous, non-radioactive solid and liquid wastes.

CLUSTERED DEVELOPMENT (CLUSTERING)

Development in which dwelling units are grouped together on smaller-than-average lots to create larger contiguous areas of open space, or to avoid natural hazards. The resulting vacant area would typically be established as permanent open space, dedicated to a public agency that has the authority to manage, preserve or enhance park and open space lands. Clustering may also occur with respect to all structures on a single lot.

CNEL

Community Noise Equivalent Level: A 24-hour energy equivalent level derived from a variety of single noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater human sensitivity to noise during these hours.

COASTAL BLUFF

A high bank or bold headland, 25 feet or more in vertical extent, with a broad, precipitous, sometimes rounded cliff face adjacent to and overlooking a body of water.

COMMUNITY SEWER

A trunk line system and treatment facility designed to collect and treat community sewage.

CORRIDOR

A heavily used travel route.

COUNTY HIGHWAY PLAN

A highway system plan for Los Angeles County, first adopted by the Board of Supervisors in 1940, and continually modified and updated in order to reserve right-of-way for future highway construction.

CULTURALLY-SIGNIFICANT SITE

An area that has been, and often continues to be, of economic and/or religious significance to peoples today. They include Native American sacred areas where religious ceremonies are practiced or which are central to their origins as a people.

CUMULATIVE IMPACT

The overall effect on the environment of the various projects being considered or that have already been approved. A cumulative impact assessment is a requirement of CEQA.

dB

Decibel: a unit used to express the relative intensity of a sound as heard by the human ear.

dba

The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness, though the noise is actually ten times more intense.

DEFENSIBLE SPACE

In fire-fighting and prevention, an area of non-combustible surfaces separating urban and wildland areas. Often utilized around residences in remote areas to give firefighters additional time to reach the residence in the event of a wildfire.

DENSITY

Average number of housing units per unit of land acre, often measured in housing units per acre.

Density = Total housing units/Total acres

DEVELOPMENT

The placement or erection of any solid material or structure on land, in or under water; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; increase in the

density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), any other division of land, including lot splits and lot line adjustments consisting of three or more lots, and two or more lot lines, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes or kelp harvesting. "Structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

DIRECTOR

The Director of the Los Angeles County Department of Regional Planning.

DISPERSED RECREATION

A recreational activity that does not involve the use of a designated facility, including campgrounds or trails.

DISTURBED AREA

Any portion of land or vegetation that is altered in any way by development, by the actions associated with development, or by use, whether intentional or unintentional.

DOMESTIC/POTABLE WATER SYSTEM

A system for the collection, treatment, storage, and distribution of potable water from the source of supply to the consumer.

DONOR AREAS

Areas where development potential can be retired. Donor Areas may include but is not limited to land located within Environmentally Sensitive Habitat Areas (ESHAs), Significant Watersheds, Significant Ecological Areas within the Santa Monica Mountains, property adjacent to parklands, lots within the same vicinity of parcel subject to the slope intensity formula, and lots within any of the identified small-lot subdivisions.

DOWNSLOPE

The land that slopes downward from a particular location. (See below.)



DUAL WATER SYSTEMS

Local water systems that utilize reclaimed wastewater for outside domestic uses such as landscape irrigation.

EARTHQUAKE-INDUCED LANDSLIDES

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. (California Department of Conservation, Division of Mines and Geology)

EASEMENT

A method of acquiring partial use rights of land with no transfer of fee title.

ECOSYSTEM

A community of animals, plants, and bacteria and the physical and chemical environment with which it is interrelated.

EFFLUENT

A discharge of pollutants into the environment, partially or completely treated or in its natural state. Generally used in regard to sewage discharges into waters.

ENDANGERED, THREATENED AND RARE SPECIES

Endangered species are identified by the state and federal government as any species that is in danger of extinction due to one or more causes. Threatened species are those that are likely to become endangered in the foreseeable future. A rare species is defined as any species that, although not presently threatened with extinction, is in such small numbers that it may be endangered if its environment worsens.

ENVIRONMENT

The aggregate of all the external conditions and influences affecting the life and development of an organism.

ENVIRONMENTAL IMPACT REPORT (EIR)

Required by CEQA for certain projects, an Environmental Impact Report is a detailed review of a proposed project, its potential adverse impacts upon the environment, measures that may avoid or reduce those impacts, and alternatives to the project.

ENVIRONMENTAL THRESHOLD CARRYING CAPACITY

An environmental standard necessary to maintain the significant scenic, recreational, educational, scientific, or natural value of a region, or to maintain public health and safety within the region. Such standards include but are not limited to standards for air quality, water quality, soil conservation, vegetation preservation, and noise.

ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA)

The California Coastal Act of 1976 defines an ESHA as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” (Section 30107.5) Within the Santa Monica Mountains Coastal Zone, ESHA are primarily riparian and wetland habitats, and closed-canopy oak woodlands.

ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFERS

The first 100 feet of areas adjoining an ESHA, which may drain into the ESHA and in which development may have significant impacts on the natural habitat of the ESHA. Buffers are conditioned to further protect the biological resources in ESHAs.

FAULT

A plane of breakage in rock or soil, along which significant offsetting of the two sides of the plane have taken place.

FAULT, ACTIVE

A fault that has exhibited surface displacement within Holocene time (approximately the past 11,000 years).

FAULT, POTENTIALLY ACTIVE

A fault that shows evidence of surface displacement during Quaternary time (the last 2 million years).

FAULT ZONE

A delineated area assumed to be underlain by active or potentially active fault rifts. Proposed development within such areas may require detailed geologic investigation and specialized seismic design and construction.

FLATTOP GRADE

The flat graded area of land (or pad) that is at, or close to, a 2 percent slope.

FLOOD PLAIN/FLOOD HAZARD AREA

The relatively level land area on either side of the banks of a stream regularly subject to flooding. The Federal Insurance Administration designates that part of the flood plain subject to a one percent chance of flooding in any given year as an "area of special flood hazard".

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

FLOOR-AREA RATIO (FAR)

The gross floor area permitted on a site divided by the net land area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 0.5 means a maximum of 5,000 gross sq. ft. of building floor area may be built. On the same site, an FAR of 0.3 would allow only 3,000 square feet.

FRACTIONAL SECTION

A section often irregularly shaped located at the boundary of a rancho that was divided into numbered lots by the original government survey of public lands; considered an undersized section. Sections are part of the Township and Range Survey system.

FUEL MODIFICATION ZONES

Fuel Modification in Zone A, the Irrigated Zone, shall extend 20 feet from the structure(s) requiring fuel modification, as determined by the L.A. County Fire Department, and cleared of all vegetation except for low-growing plant species. Plant species used in Zone A may include non-invasive ornamental plant species, including turf, but shall maximize the use of those species appropriate for Fuel Modification Zone A as outlined in the Recommended Plant List. This zone is free of combustible materials and any fuel ladders. Vegetation in this zone is primarily ornamental and irrigated regularly.

Fuel Modification in Zone B, the Thinning Zone, up to 80 feet offset from Zone A, as determined by the L.A. County Fire Department, requires the thinning of all species found within this zone to eliminate fuel ladders and excessive flashy fuels. Species identified as having significant biological significance shall be exempt from mandatory thinning. Plant species used in Zone B shall be restricted to locally-indigenous species, as specified in the Recommended Plant List. This zone may be irrigated.

Fuel Modification in Zone C, the Interface Zone, up to 100 feet offset from Zone B, as determined by the L.A. County Fire Department, is restricted to minimal plant thinning while minimizing further introduction of new plant species. The primary goal is to remove the understory and intervening flashy fuels. However, should additional revegetation be necessary, species used shall be limited to those in the Recommended Plant List. This zone is not irrigated.

GABRIELEÑO/TONGVA

The name for the Native Americans who began inhabiting the Santa Monica Mountains about 2,000 years ago.

GENERAL PLAN

A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the county required by California State Government Code 65300 et seq.

GEOLOGICALLY-UNSTABLE AREAS

Areas with high potential for landslide, rockfall, mud flow, debris flow, or liquefaction and hillside areas that have the potential to slide, fail, or collapse induced by either seismic or non-seismic activity. Areas most prone to these geologic hazards are identified on the Seismic Hazard Zone maps released by the California Geologic Survey.

GRADING

Any excavation, fill, movement of soil, or any alteration of natural landforms through a combination thereof.

GROUNDWATER

Water found underground in porous rock strata and soils.

GROUNDWATER RECHARGE

Return of water to an aquifer or natural underground storage.

HABITAT

The natural abode or locality of a plant or animal.

HABITAT LINKAGE

Areas of land and/or water that provide a substantial degree of connectivity between core habitat areas, and feature substantial natural habitat. Habitat linkages promote genetic flow and continuous recolonization of habitats by all plant and animal species within and between ecosystems. Habitat linkages typically are much wider than wildlife corridors. All habitat linkages serve as wildlife corridors, but wildlife corridors do not always serve as habitat linkages.

HIGHWAY

A roadway designated by the County as a highway in the County Highway Plan as adopted by the Los Angeles County Board of Supervisors. The right-of-way of such a highway is reserved by County Ordinance.

HILLSIDE MANAGEMENT AREAS

Hilly and mountainous areas with average slopes above 15 percent. Instituted to preserve the natural and scenic character of the area and to minimize the danger to life and property caused by fire and flood hazards, soil erosion, and land slippage.

HISTORICAL AND CULTURAL RESOURCES

All sites, features, burial grounds, examples of rock art structures, ruins, artifacts, remains, chemical traces, and other data pertaining to or derived from the activities and presence of a pre-existing or extinct population at a locality, whether above, on, or below the surface of land or water.

HOUSEHOLD

All persons occupying a dwelling unit.

HOUSING UNIT OR UNITS

The place of permanent or customary and usual abode of a person, including a single-family dwelling, a single unit in a two-family dwelling, multi-family or multi-purpose dwelling, a unit of a condominium or cooperative housing project, a non-housekeeping unit, a mobile home, or any other residential unit which either is considered to be real property under State law or cannot be moved without substantial damage or unreasonable cost.

INFILL

The development of vacant land within an established urban area.

INFRASTRUCTURE

Basic utilities and facilities necessary for development, such as water, electricity, sewers, streets, and highways.

INNER CORRIDOR

The inner corridor is considered with regard to development along Scenic Routes. The inner corridor is the area that extends 500 feet outward from the outermost boundary of the Scenic Route right-of-way.

LAND CAPABILITY

The capacity of the land to sustain development, taking into account all natural factors that may constrain development.

LANDFORM GRADING

A method of grading which creates manufactured slopes that have curves and varying slope ratios in the horizontal and vertical planes, designed to simulate the appearance of surrounding natural terrain. By avoiding linearity and varying slope gradients, significant transition zones between man-made and natural slopes are created, which result in the least amount of visual and ecological impact.

LAND SUITABILITY

The appropriateness of land for a certain development, taking into account land capability and the available services system (i.e., road, water, and sewer systems).

LANDSLIDES

Downhill movement of masses of earth material under force of gravity.

LAND SWAPS

A mutually-agreed-upon arrangement where owners of like parcels of land, swap so that 1) sensitive land is preserved and/or 2) development of a parcel of land becomes more feasible.

LINE-OF-SIGHT

An imaginary straight line joining the center of the eye of the observer with the object, area, or resource being viewed. With regards to preserving scenic elements and ridgelines, the goal is not only to protect the scenic resource, but also to preserve and protect the line-of-sight to the scenic resource.

LIQUEFACTION

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. (California Department of Conservation, Division of Mines and Geology)

LISTED SPECIES

Animal or plant species that are listed as threatened or endangered under the State or Federal Endangered Species Acts.

LOT RETIREMENT CREDIT

The number of lots or parcels that are needed to retire the development potential of one lot.

LOW-INTENSITY VISITOR-SERVING COMMERCIAL RECREATION

Recreation uses characterized by large open space areas with limited building coverage. Uses focus on the integration of the natural environment, such as summer camps, equestrian facilities, and retreats. Not all uses are suitable in every location; discretionary site review is required.

MITIGATION

Actions or project design features that reduce environmental impacts by avoiding adverse effects, minimizing adverse effects, or compensating for adverse effects.

MOBILE HOME

A domicile transportable in one or more sections, designed and equipped to contain not more than two dwelling units, to be used with or without a permanent foundation system.

MULTI-MODAL TRANSPORTATION

A transportation system comprising more than one modal network (e.g., automobiles, buses, trains) that provides the user with a reasonable range of transportation choices.

MULTIPLE (MULTI) FAMILY HOUSING UNIT

A housing unit contained in a structure having more than one housing unit, designed or used for occupancy by three or more families living independent of each other.

NATIVE AMERICAN SACRED SITE

An area identified by a federally-recognized Indian Tribe, Rancheria or Mission Band of Indians, or by the Native American Heritage Commission, as sacred by virtue of its established historical or cultural significance to or ceremonial use by a Native American group.

NOISE

Unwanted sound known to have adverse effects on people, including hearing loss, speech interference, sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government and the State of California have established criteria to protect public health and safety and to prevent disruption of certain human activities.

NOISE SENSITIVE LANDS AND USES

Those areas such as mountain parklands, wildlife corridors, or nature centers, or land uses such as low-density residential, where noise above a certain level would have adverse effects on humans and on sensitive wildlife. Such noises may be continuous as from freeways or airports, or intermittent as from firearm shooting ranges or construction activity. The County Health Code sets forth permissible noise level standards for various land uses.

NORMAL DIVISION OF LAND

A breakdown by quarters and/or halves which results in parcels of 320, 160, 80, 40, 20, or 10 acres, or an original numbered lot in a fractional section.

NPDES (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) PROGRAM

As authorized by the Clean Water Act, the NPDES permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS)

Onsite facilities for collecting and breaking down liquid and solid waste. OWTS typically consist of a septic tank and seepage pit or pits and/or drainfield. OWTS are used in areas where hookup to a municipal sewer line is impractical or not possible.

OPEN SPACE

In the context of the land use plan, the term open space refers to the natural open landscape; it does not refer to roadways or recreational, agricultural, and landscaped areas, such as active parks, backyards, and golf courses.

ORDINANCE

A general term for local laws that regulate and set standards for land development.

PARCEL MAP

A map required for a subdivision consisting of four or fewer parcels of land or condominium units (i.e., minor land division). The County may approve a parcel map when it meets the requirements of the General Plan and all applicable ordinances. The regulations governing the filing and processing of parcel maps are found in the State Subdivision Map Act and the local subdivision ordinance.

PARKLAND AND OPEN SPACE

This term refers to all open space easements, parklands, and dedicated open spaces.

PASSIVE RECREATION

Recreational activity, usually unstructured, requiring little use of physical facilities. Includes activities such as hiking and horseback riding. Does not include facilities such as baseball diamonds and soccer fields.

PHYTOREMEDIATION

The use of plants to remediate contamination by the uptake (transpiration) of contaminated water by plants. Plants can be used to contain, remove, or degrade contaminants.

PLAN

Refers to the Santa Monica Mountains Coastal Zone Plan.

PLANNING AREA

Within this document, “planning area” refers to the unincorporated area of Los Angeles County west of the City of Los Angeles, north of the City of Malibu, east of Ventura County, and inland five miles from mean high tide.

POTABLE WATER

Water fit to drink; drinkable.

PRIMARY WATER TREATMENT

The first stage in wastewater treatment in which substantially all floating or settleable solids are mechanically removed by screening and sedimentation.

PRIVATE LIVING SPACE

The total gross structural area (GSA) calculated according to subsection A3 of Section 22.44.826 of the Zoning Code, excluding 400 square feet of garage or carport area per unit and all enclosed common areas used for recreational purposes or in support of residential use.

PROJECT

The construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot located in whole or in part within the Specific Plan Area; or any construction, alteration, conversion, or change of use of any building, structure, or land in the right-of-way.

QUIMBY ACT

State enabling legislation that allows local governments to require as a condition of subdivision approval the dedication of land or the payment of in-lieu fees for parks or other recreational facilities.

RECYCLED WATER SYSTEM

A system of pipelines, pumps, and storage basins for the storage and distribution of reclaimed wastewater.

REGION

Within this document, “region” refers to the unincorporated planning area of the Santa Monica Mountains west of the City of Los Angeles.

REGIONAL PLANNING COMMISSION

A group of County residents appointed by the Board of Supervisors to consider land use planning matters. The commission’s duties and powers are established by the Board and include hearing proposals to amend the general plan or rezone land, initiating planning studies, and taking action on proposed subdivisions.

RESIDENCE, SINGLE-FAMILY

A building containing one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the county engineer.

Within the Coastal Zone, where there is an existing single-family residential building, the following shall be considered a part of that structure: (1) All fixtures and other structures directly attached to a residence; (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and (3) Landscaping on the lot.

RESOURCE

Any material, structure, process, or condition considered to have value. It may be manmade or natural, such as water, land, air, climate, minerals, structures, or facilities.

RESOURCE-DEPENDENT USES

Resource-dependent uses are those that depend on maintaining the environment in its natural, undisturbed state. Resource-dependent uses include nature observation, research/education and passive recreation, including horseback riding and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

RIDGELINE

The line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are designated by the director as those that are highly visible and dominate the landscape.

RIGHT-OF-WAY

Any portion of land that is designated by Los Angeles County to belong to the public as a public use area.

RIPARIAN HABITAT

The natural environment of animals or plants on or near the banks of lakes, rivers, and streams.

RUNOFF

The portion of rainfall or irrigation water that flows across ground surface and eventually is returned to streams. Runoff can pick up pollutants and debris from the air or the land and carry them to the receiving waters.

RURAL

A non-urban or agricultural environment characterized by low densities without typical urban services. Equestrian and limited agrarian activities are often appropriate in such areas. Urban services and facilities not normally found in rural areas include curbs, gutters, and sidewalks; street lighting, landscaping, and traffic signalization; mass public transit; and commercial facilities dependent on large consumer volumes such as regional shopping centers.

RURAL LANDS LAND USE CATEGORY

Land use category with one dwelling unit or less per acre allowed.

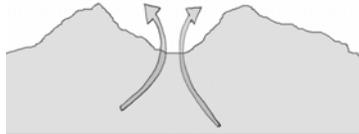
RURAL VILLAGES

This term refers to smaller lots in rural mountain areas, many which were created in the 1920s and which often lack a basic physical infrastructure meeting current development

standards. In the Santa Monica Mountains, these lots are concentrated in the following areas: Glenview, Monte Nido, Topanga Oaks, Malibu Bowl, Topanga Woods, El Nido, Old Post Office Tract, Malibou Lake, Fernwood, Malibu Mar Vista, Calabasas Highlands, Malibu Vista, Upper Old Topanga, Upper Latigo, Old Topanga, Vera Canyon, and Las Flores Heights.

SADDLE

An area on a hillside where the topography creates a dip between two peaks. (See below.) Areas within a saddle are particularly prone to fire due to their topography.



SANITARY LANDFILL

A site for the disposal of solid waste using sanitary landfill techniques.

SCENIC CORRIDOR

The land area visible from a highway right-of-way where scenic design standards are applied.

SCENIC HIGHWAY, OFFICIALLY DESIGNATED

A state or county route whose scenic corridor protection program has been approved by the California Department of Transportation (Caltrans), shown on official publications and posted with official poppy signs.



SCENIC HIGHWAY/ROUTE

A road that, in addition to its transportation function, provides opportunities for enjoyment of natural and manmade scenic resources where aesthetic values are protected and enhanced.

SCENIC QUALITY

The total impression made by components of a natural or manmade landscape which provide an attractive and memorable visual experience to the viewer; includes natural landforms, water features, rock outcroppings, trees, and other vegetation, and human settlements, buildings, and structures of interest.

SEA

Significant Ecological Area. Refers to the County-adopted ecologically-sensitive areas that require additional protection within the development process.

SERA

Sensitive Environmental Resource Areas. Refers to designations of ecological resources in the Santa Monica Mountains Coastal Zone that require additional protection from development.

SECONDARY TREATMENT

Wastewater treatment, beyond the primary stage, in which bacteria consume the organic parts of waste. This biochemical action is accomplished by use of trickling filters or the activated sludge process. Effective secondary treatment removes virtually all floating and settleable solids and approximately 90 percent of both Biochemical Oxygen Demands (BODs) and suspended solids. Customarily, disinfection by chlorination is the final stage of the secondary treatment process.

SEISMIC ACTIVITY

The general level of earthquake activity in an area.

SEPTIC TANK

An underground tank used for the deposition of domestic wastes. Bacteria in the wastes decompose the organic matter, and the sludge settles to the bottom. The effluent flows through drains into the ground. Sludge is pumped out at regular intervals.

SENSITIVE HABITAT

Lands which contain Environmentally Sensitive Habitat Areas (ESHAs), Significant Watersheds, Significant Oak Woodlands and Savannas, or other biologically valuable resources.

SETBACK

A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

SEWAGE

The total of organic waste and wastewater generated by residential and commercial establishments.

SEWAGE DISPOSAL SYSTEM

Any method used to process sewage, including components of a central treatment plant as well as any type of on-site system such as a package treatment plant or septic system that may or may not include a leach field.

SEWAGE TREATMENT

See primary treatment and secondary treatment.

SEWER

Any pipe or conduit used to collect and carry away sewage or storm water runoff from the generating source to treatment plants or receiving streams. A sewer that conveys household and commercial sewage is called a sanitary sewer. If the pipe or conduit transports runoff from rain or snow, it is called a storm sewer; in Southern California it is called a storm drain.

SEWERAGE

The entire system of sewage collection, treatment, and disposal. Also applies to all effluent carried by sewers whether it is sanitary sewage, industrial waste, or storm runoff.

SHORELINE ARMORING

Hard shoreline protective structures such as vertical seawalls, revetments, riprap, and bulkheads.

SINGLE-FAMILY DWELLING

A housing unit contained in a structure separate from other structures and designed for only one household.

SLOPE STABILITY

The ability of a slope composed of soil or rock materials to resist moving downhill.

SMALL-LOT SUBDIVISION

This term refers to smaller lots in rural mountain areas, many which were created in the 1920s and which often lack a basic physical infrastructure meeting current development standards. In the Santa Monica Mountains, these lots are concentrated in the following areas: Glenview, Monte Nido, Topanga Oaks, Malibu Bowl, Topanga Woods, El Nido, Old Post Office Tract, Malibu Lake, Fernwood, Malibu Mar Vista, Calabasas Highlands, Malibu Vista, Upper Old Topanga, Upper Latigo, Old Topanga, Vera Canyon, and Las Flores Heights.

SOUND

Technically described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in Hertz or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the loudness of sound is the decibel (dB).

SPECIFIC PLAN

A detailed document that specifically implements a general plan, usually focused on a specific development project. Specific plans are legally required to detail regulations and programs that implement a general plan. These regulations and programs must include:

- the location and size of certain land uses and public facilities;
- streets and other transportation facilities;
- standards for land use densities and public services;
- standards for water and other natural resources; and
- implementation of open space lands.

STORMWATER

Rainwater, as collected in ground flows and streams. Often used to describe the increased elevation in stream flows following a rainstorm.

STREAM

A natural body of running water flowing on or under the earth, not including artificially-created irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial drainage courses unless they are created for the purposes of stream mitigation.

STRUCTURE

Anything constructed or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground. Within the Coastal Zone, where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure: (1) All fixtures and other structures directly attached to the structure; and, (2) Landscaping on the lot.

SUBDIVISION

Process by which a tract of land is divided into smaller parcels, lots, or building sizes to be eventually sold and/or developed. A subdivision is any division of land for the purpose of sale, lease, or financing, and is governed by the State Subdivision Map Act.

SUBURBAN

An area noted for its low density, single-family neighborhoods with local-serving commercial uses. Often located adjacent to urban development. A full range of urban improvements and land uses is not available; high intensity commercial or business centers are examples of urban development not found in suburban areas.

TAKE

With respect to animal or plant life, take means “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” (Federal Endangered Species Act of 1973.)

TERRAIN

The physical features of a piece of land, including elevations, general geography, and vegetation of a site.

TERTIARY TREATMENT

Wastewater treatment beyond the secondary or biological stage that includes removal of nutrients, such as phosphorous and nitrogen, and a high percentage of suspended solids. Tertiary treatment, also known as advanced waste treatment, produces a high quality effluent.

TOTAL GRADING VOLUME

Total amount of cut and fill incurred during the grading process.

TRACT MAP

A map required for a subdivision consisting of five or more lots or condominium units.

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

TDR programs use market forces to simultaneously promote conservation in high value natural, agricultural, and open space areas while encouraging smart growth in developed and developing sections of a community. Sometimes referred to as Transfer of Development Credits (TDC).

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Strategies for reducing demand on the road system by reducing the number of vehicles using the roadways and increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

TRANSPORTATION MODE

Any form of transportation such as private motor vehicle, public transit, bus, van, bicycle, walking, marine, or aviation.

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

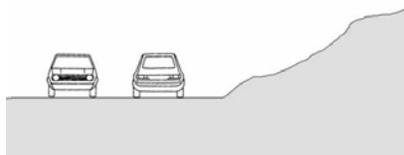
Measures to increase the efficiency of existing roadway and transit systems. TSM strategies address congestion resulting from additional development, increasing trips, and a shortfall in transportation capacity. TSM measures are characterized by their low cost and quick implementation time frame, and include computerized traffic signals, metered freeway ramps, and one-way streets.

TURNOUT

A wider part of a road enabling a vehicle to safely pull off the roadway, allowing other vehicles to pass.

UPSLOPE

The land that slopes upward from a Scenic Road or Public Viewing Area. (See below.)



URBAN

An area where the intensively man-altered physical environment predominates over the natural. The urban physical environment includes: residential uses, industry, trade services, professional occupations, and the presence of collective or public service systems (see Rural).

URBAN EXPANSION

Geographic extension of urban levels of development and services into previously undeveloped or rural areas.

URBAN FORM

The physical arrangement of urban areas including the three-dimensional pattern of built and open spaces.

URBAN LAND USE CATEGORY

Land use category that allows two or more dwelling units per acre.

URBAN RUNOFF

An elevated level of water runoff that typically results from rain or irrigation falling on impervious surfaces associated with urban areas, such as streets, driveways, buildings, and tennis courts, but which may occur anywhere manmade alterations to the natural ground surface have been made.

VARIANCE

A limited waiver from the property development standards of the zoning ordinance. Variance requests are subject to public hearing, usually before a hearing officer. Variances do not allow a change in land use.

VENTURA FREEWAY CORRIDOR

An area along the Ventura Freeway that covers the four incorporated cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village and the unincorporated parts of Los Angeles County north of the Coastal Zone and west of the City of Los Angeles.

VIEWSHED

The field of view from a given location, such as a highway, parkland, or hiking trail. The boundaries of a viewshed are sometimes defined by the field of view to the nearest ridgeline. Viewsheds may include ridgelines, unique rock outcroppings, waterfalls, ocean views, and various unusual landforms.

WASTEWATER

Water carrying wastes from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids.

WASTEWATER RENOVATION OR RECLAMATION

The stabilization and removal of fine suspended solids, and the oxygenation of wastewater for possible reuse.

WATER POLLUTION

The addition of sewage, industrial wastes, or other harmful or objectionable material to water in sufficient quantities to result in measurable degradation of water quality.

WATER PURVEYORS

Public or private water agencies or companies that sell water to consumers.

WATERSHED

The area drained by a river, stream, or creek. Nineteen regional and subregional watersheds extend through the jurisdiction of the Santa Monica Mountains Coastal Zone Plan; these watersheds collect and ultimately convey runoff to the Pacific Ocean and Santa Monica Bay.

WILDLIFE CORRIDOR

A passageway connecting two or more core habitat areas in order to promote genetic flow and continuous recolonization of habitats by all plant and animal species within an ecosystem, or between ecosystems. A wildlife corridor is generally narrower in concept than a habitat linkage, and may or may not feature natural habitat.

Proposed Santa Monica Mountains Local Coastal Program Local Implementation Program

A Component of the
Santa Monica Mountains Local Coastal Program



September 2007
County of Los Angeles
Department of Regional Planning

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List of Maps

Community Standards District Boundaries

ORDINANCE NO. _____

An ordinance amending Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code, relating to establishment of the Santa Monica Mountains Coastal Zone Community Standards District (“CSD”) and other actions necessary to implement the Santa Monica Mountains segment of the Los Angeles County Local Coastal Program.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. The following chapter and sections of the Los Angeles County Code are repealed:

Section 21.28.150 Reversions to acreage

Section 21.44.110 Reversions to acreage – Title sheet information

Chapter 22.44, Part 6, Malibu Coastal Program District

Section 22.44.119, Topanga Canyon Community Standards District

Section 22.44.123, Malibou Lake Community Standards District

SECTION 2. Section 21.16.060 is amended as follows:

21.16.060 Public hearings. Prior to the approval by the advisory agency of any tentative map, including a tentative minor or major land division map submitted pursuant to this Title 21, a public hearing shall be held before the advisory agency or the Board of Supervisors in the case of a reversion to acreage, and notice thereof shall be provided in the manner prescribed by Section 21.16.070 of this Title 21. Any interested person may appear at such a hearing and shall be heard.

SECTION 3. Section 21.16.070 is amended as follows:

21.16.070 Notice of public hearing. At least 30 days prior to a public hearing held pursuant to this Title 21, the planning director shall cause a notice, which contains the time and place of the hearing, a general description of the location of the proposed division of land or reversion to acreage, and a statement of a person's right to appear and be heard, to be:

...

SECTION 4. Section 21.24.410 is amended as follows:

21.24.410 Coastal development permit required. When a subdivision lies within the boundaries of the coastal zone, as defined in Section 30103 of the Public Resources Code, the subdivider shall apply for a coastal development permit concurrently with the tentative map. In the Santa Monica Mountains Coastal Zone, a major coastal development permit shall be required for a tract map, a minor coastal development permit shall be required for a parcel map, and both maps shall be conditioned to require participation in the transfer of development credit program specified in Section 22.44.603. The advisory agency shall approve a tentative map only if a coastal development permit has been approved for the land division.

SECTION 5. Chapter 21.44, FINAL MAPS AND PARCEL MAPS, Parts: is amended by adding the following to the list:

...

3. Reversion to Acreage

SECTION 6. Chapter 21.44 Part 3, Reversion to Acreage, is added as follows:

Part 3

Reversion to Acreage

Sections:

21.44.400 Establishment and purpose

21.44.410 Initiation

21.44.420 Contents of petition

21.44.430 Submittal of petition

21.44.440 Board of Supervisors' or the hearing officer's decision

21.44.450 Dedications

21.44.460 Title sheet information

21.44.400 Establishment and purpose. This part establishes the procedures and standards for the reversion to acreage of subdivided real property as provided in Sections 66499.11 et seq. of the Subdivision Map Act. This part shall apply to tract and parcel maps.

21.44.410 Initiation. A reversion to acreage may be initiated by:

- A. The Board of Supervisors on its own motion by resolution; or
- B. A petition by all of the owners of record of the real property intended to be part of reversion within the subdivision.

21.44.420 Contents of petition. When a reversion to acreage is initiated by all of the owners of record of the real property intended to be part of reversion within the subdivision, the petition shall contain, but shall not be limited to, the following:

- A. Evidence of title to the real property within the subdivision;
- B. Evidence that all owners of an interest in the real property within the subdivision have consented to the reversion;
- C. Evidence that none of the improvements required to be made have been made within two years from the date the tract or parcel map was filed for recordation, or within the time allowed by agreement for completion of the improvements, whichever is the later;
- D. Evidence that no lots shown on the tract or parcel map have been sold within five years from the date such map was filed for recordation;

E. Copies of a tract or parcel map in the form and with the contents prescribed by this chapter which delineates dedications that will not be vacated and dedications that are a condition of reversion;

F. Fees as required by this title;

G. Such other information as may be required by the Planning director or director of Public Works.

H. The director may waive any of these items where they are not necessary to process the application.

21.44.430 Submittal of petition. A. The petition, together with the final or parcel map for reversion, shall be submitted to the Department of Public Works for review and distribution.

B. After consultation with the Department of Regional Planning and upon finding that the petition meets all the requirements of this chapter, the Department of Public Works shall set the matter for public hearing before the Board of Supervisors in accordance with the provisions of Chapter 21.16. Where a petition for reversion has been submitted pertaining to four or fewer contiguous parcels under the same ownership, the Department of Public Works shall notify the Planning director who shall set the matter for public hearing before the hearing officer in accordance with the provisions of Chapter 21.16.

21.44.440 Board of Supervisors or the hearing officer's decision. A. A public hearing shall be held by the Board of Supervisors or the hearing officer on all proposed reversions to acreage.

B. The Board of Supervisors or the hearing officer may approve a reversion to acreage only if it finds:

1. That dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes;
and

2. Either:

a. All owners of an interest in the real property within the subdivision have consented to the reversion; or

b. None of the improvements required to be made have been made within two years from the date the tract or parcel map was filed for recordation, or within the time allowed by agreement for completion of the improvements, whichever is the later; or

c. No lots shown on the tract or parcel map have been sold within five years from the date such map was filed for recordation.

21.44.450 Dedications. Dedication of land for public streets, highways, trails, ways, or easements may be accepted on a tract or parcel map submitted for the purpose of reverting to acreage land previously subdivided.

21.44.460 Title sheet information. Upon the title sheet of each map filed for the purpose of reverting subdivided land to acreage, the subtitle shall consist of the words "A Reversion to Acreage of . . . (insert a legal description of the land being reverted)."

SECTION 7. Section 21.60.010 is amended as follows:

21.60.010 Purpose of chapter provisions. This chapter supplements those provisions of Sections 66499.20, 66499.34, 66499.35 and 66499.36 of the Subdivision Map Act pertaining to merger of contiguous parcels under common ownership, notices of violation and certificates of compliance.

SECTION 8. Section 21.60.070 is amended as follows:

21.60.070 Coastal development permit required. The director shall impose a condition that a coastal development permit, which in the Santa Monica Mountains Coastal Zone shall mean a minor coastal development permit, be obtained in

accordance with Part 17, Chapter 22.56 of Title 22 for a conditional certificate of compliance that meets the following criteria:

A. The real property lies within the boundaries of the coastal zone, as defined in Section 30103 of the Public Resources Code;

B. The division of property occurred after December 31, 1976, or if the division was created unlawfully before January 1, 1977;

C. The conditional certificate of compliance would be issued pursuant to Section 66499.35(b) of the Government Code.

SECTION 9. Section 21.60.080 is added as follows:

21.60.080 Merger of contiguous parcels. Contiguous parcels under common ownership may be merged without reverting to acreage by filing a certificate of compliance. Following the review and approval by the director, the certificate of compliance and a covenant and agreement to hold property as one parcel shall be filed with the County Recorder for recordation. Any parcels within the coastal zone, as defined in Section 30103 of the Public Resources Code, that have been merged through this procedure shall not be separated by sale or lease without an approved minor coastal development permit.

SECTION 10. Chapter 21.64, Merger of Lots or Parcels, is added as follows:

Chapter 21.64

Merger of Lots or Parcels

Sections:

21.64.010 Purpose of chapter provisions

21.64.020 Merger requirements

21.64.030 Effective date of merger

21.64.040 Notice of intent to determine status

21.64.050 Request for hearing

21.64.060 Hearing procedures

21.64.070 Determination when no hearing is requested

21.64.080 Determination of non-merger

21.64.090 Appeals

21.64.010 Purpose of chapter provisions. This chapter implements the provisions of Section 66451.10 et seq. of the Subdivision Map Act pertaining to mergers of lots and parcels.

21.64.020 Merger requirements. A lot or parcel may be merged with contiguous lots or parcels held by the same person if any one of the contiguous lots or parcels held by the same person does not conform to standards for minimum lot or parcel size under Title 22 applicable to the lots or parcels, and if all of the following requirements are satisfied:

A. At least one of the affected lots or parcels is undeveloped by any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed only with an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous lot or parcel.

B. With respect to any affected lot or parcel, one or more of the following conditions exists:

1. Comprises less than 5,000 square feet in area at the time of the determination of merger.

2. Was not created in compliance with applicable laws and ordinances in effect at the time of its creation.

3. Does not meet current standards for sewage disposal and domestic water supply.

4. Does not meet current standards for slope stability.

5. Has no legal access which meets current standards for vehicular and emergency access and maneuverability.

6. Its development would create health or safety hazards.

7. Is inconsistent with the applicable general plan, area plan, coastal plan, community plan, and any applicable specific plan.

C. The person who owns the affected parcels has been notified of the merger proposal pursuant to Section 21.64.040 and is afforded the opportunity for a hearing pursuant to Section 21.64.050. For purposes of this section, when determining whether contiguous lots or parcels are held by the same person, ownership shall be determined as of the date that notice of intention to determine status is recorded.

21.64.030 Effective date of merger. A merger of lots or parcels becomes effective when a determination of merger is filed for record with the County Recorder. A notice of merger shall specify the names of the record owners and shall particularly describe the real property.

21.64.040 Notice of intent to determine status. Prior to recording a notice of merger, the Planning director shall cause to be mailed by certified mail to the then current record owner of the property a notice of intention to determine status, notifying the person that the affected lots or parcels may be merged pursuant to standards specified in Section 21.64.020, and advising the owner of the opportunity to request a hearing on determination of status and to present evidence at the hearing that the property does not meet the criteria for merger. The notice of intention to determine status shall be filed for record with the County Recorder on the date that the notice of merger is mailed to the property owner.

21.64.050 Request for hearing. At any time within 30 days after recording of the notice of intention to determine status, the owner of the affected property may file with the Planning director a request for a hearing on determination of status.

21.64.060 Hearing procedures. A. Upon receiving a request for a hearing on determination of status from the owner of the affected property pursuant to Section 21.64.050, the Planning director shall fix a time, date, and place for a hearing to be

conducted by the hearing officer, and shall notify the property owner of that time, date, and place for the hearing by certified mail. The hearing shall be conducted not more than 60 days following the local agency's receipt of the property owner's request for the hearing, but may be postponed or continued with the mutual consent of the Planning director and the property owner.

B. At the hearing, the property owner shall be given the opportunity to present any evidence that the affected property does not meet the standards for merger specified in Section 21.64.020. At the conclusion of the hearing, the hearing officer shall make a determination that the affected lots or parcels are to be merged or are not to be merged and shall so notify the owner of his or her determination. A determination of merger shall be recorded within 30 days after conclusion of the hearing, as provided for in Section 21.64.030.

21.64.070 Determination when no hearing is requested. If, within the 30-day period specified in Section 21.64.050, the person owning the property does not file a request for a hearing in accordance with Section 21.64.060, the hearing officer may, at any time thereafter, make a determination that the affected lots or parcels are to be merged or are not to be merged. A determination of merger shall be recorded as provided for in Section 21.64.030 no later than 90 days following the mailing of notice required by Section 21.64.040.

21.64.080 Determination of non-merger. A. A determination of non-merger may be made whether or not the affected property meets the standards for merger specified in Section 21.64.020 if the hearing officer or Regional Planning Commission finds that development of the individual lots or parcels would not be contrary to the public health, safety, or welfare.

B. If, in accordance with Sections 21.64.060 or 21.64.070, the hearing officer or Regional Planning Commission determines that the subject property shall not be merged, the Planning director shall cause to be recorded in the manner specified in Section 21.64.030 a release of the notice of intention to determine status, recorded

pursuant to Section 21.64.040, and shall mail a clearance letter to the person who is the current owner of record.

21.64.090 Appeals. A. A property owner dissatisfied with an action taken by the Planning director or hearing officer may appeal to the Regional Planning Commission.

B. All appeals shall be submitted and acted upon in the manner prescribed by Section 22.60.200 et seq. of Title 22.

C. Upon filing an appeal the appellant shall pay a processing fee as required in Section 21.56.020 of this title.

SECTION 11. Section 22.08.190, Definitions “S,” is amended as follows:

22.08.190 S.

...

-- “Sensitive environmental resource area” means:

A. Any of the following areas designated on the sensitive environmental resources map of the ~~Malibu Land Use~~ Santa Monica Mountains Coastal Zone Plan: environmentally sensitive habitat areas, ~~disturbed sensitive resources,~~ significant oak woodlands and savannas, significant watersheds, ~~wildlife migration corridors and the Malibu/Gold Creek resource management area~~ watersheds;

B. All property within 200 feet of an environmentally sensitive habitat area.

...

-- “Significant ecological area” means:

A. Significant ecological areas/habitat management areas designated on the special management areas map of the general plan.

B. Environmentally sensitive habitat areas, sensitive environmental resource areas and rare plant habitat areas, identified in the Santa Monica Mountains,

Santa Catalina Island, or Marina del Rey Local Coastal Programs depicting any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

...

SECTION 12. Section 22.12.010 Zones designated – Purpose - Statutory authority, is amended by adding the following zone designation to the list:

...

R-C Zone – Rural-Coastal Zone

...

SECTION 13. Chapter 22.40, SPECIAL PURPOSE AND COMBINING ZONES, Parts: is amended by adding the following to the list:

...

Part 16. R-C Rural-Coastal Zone

SECTION 14: Chapter 22.40 Part 16, Rural-Coastal (Zone), is hereby added as follows:

Part 16

R-C RURAL-COASTAL ZONE

Sections:

22.40.800 Establishment – Intent and purpose.

22.40.810 Uses subject to administrative coastal development permits.

22.40.820 Accessory uses and structures.

22.40.830 Uses subject to minor coastal development permits.

22.40.840 Uses subject to major coastal development permits.

22.40.850 Development standards for single-family residence.

22.40.860 Height limits.

22.40.870 Yard requirements.

22.40.880 Parking.

22.40.890 Required area.

22.40.800 Establishment – Intent and purpose. Zone R-C is established to allow for residential development that is consistent with the goals of preserving the rural character and scenic quality of the Santa Monica Mountains Coastal Zone, and to minimize the impacts of future development on the region’s coastal and environmental resources.

22.40.810 Uses subject to administrative coastal development permits. Property in Zone R-C may be used for the following provided that an Administrative Coastal Development Permit has first been obtained as provided in Part 17 of Chapter 22.56, Section 22.44.516 C, and Section 22.44.606 C:

A. Principal Permitted Use:

-- Residences, single-family.

B. Other Permitted Uses.

-- Adult residential facilities, limited to six or fewer persons.

-- Domestic animals maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.

-- Family child care homes, small.

-- Foster family homes.

-- Group homes, children, limited to six or fewer persons.

-- Mobilehomes used as a residence of the owner and his or her family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect and provided:

1. That the site plan submitted shall demonstrate a reasonable, practical and economically feasible means of removing the mobilehome following completion of construction;

2. That such mobilehome shall contain not more than one dwelling unit, not to exceed 12 feet in width and with no structural attachments; and

3. That such mobilehome shall be removed from the site prior to the end of 12 months from the date of approval unless extended up to 12 additional months with an administrative coastal development permit.

-- Resource-dependent uses, including nature observation, research/education, and passive recreation including horseback riding and hiking trails, but excluding trails for motor vehicles.

-- Small family homes, children.

C. Additional Permitted Uses.

-- Arts and crafts uses providing limited commercial and production activities on the premises where the property owner resides, as listed in Section 22.40.490 A.1 and, unless stated otherwise herein, subject to the following development standards:

1. The premises must lie on the portion of the following Old Topanga Rural Village lots that contained C-3 zoning prior to the date on which this part is certified by the Coastal Commission:

a. Lots 46 through 56 of Tract No. 6131, within 180 feet of the centerline of Old Topanga Canyon Road, and;

b. Lots 59 through 71, 77, and 114 of Tract No. 6131, within 200 feet of the centerline of Old Topanga Canyon Road.

2. The development standards contained in Section 22.40.500.

3. Premises shall be subject to the height limits as specified in Section 22.44.605.

4. The arts and crafts use shall not be conducted in any attached or unattached structure intended for the parking of automobiles.

5. There shall be only one arts and crafts use per parcel or lot of land.

6. Signs as provided in Part 10 of Chapter 22.52, subject to Section 22.44.608.

7. The arts and crafts use shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. No tractor-trailer or similar heavy-duty equipment shall be used for delivery or pickup of materials in connection with the commercial or production activities.

8. Pedestrian or vehicular traffic shall not be generated in excess of that which is customary for a dwelling unit, or which would have a disruptive effect on the neighborhood.

9. The arts and crafts use shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation.

-- Family child care homes, large, having no more than 14 persons, subject to the procedures and standards provided in Section 22.20.021 A.

-- Horse boarding, private, which means the maintenance, keeping, and/or training of horses and other equines owned by persons who are not owners or lessees of the lot or parcel of land upon which such actions are undertaken accessory to a primary residential use, subject to the provisions specified in Sections 22.44.700, and subject to the following provisions:

1. All buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation.

2. Not more than eight such animals per acre may be permitted, up to a maximum of 24 such animals.

3. The lot or parcel of land shall have a minimum area of 15,000 square feet per dwelling unit, and is allowed one horse or other equine over nine months of age for each 5,000 square feet of lot area.

-- Light agricultural uses listed below, subject to the provisions of Sections 22.44.610 and 22.44.700, and provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation:

1. The raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, on a lot or parcel of land having an area of not less than one acre and provided that not more than eight such animals per acre of the ground area available for use be kept or maintained in conjunction with such use.

2. The grazing of cattle, horses, sheep, goats, alpacas, or llamas on a lot or parcel of land with an area of not less than five acres, including the supplemental feeding of such animals, provided:

a. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises.

b. That no buildings, structures, pens, or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

3. Greenhouses on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

4. Raising of poultry, fowl, birds, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

22.40.820 Accessory uses and structures. Property in Zone R-C may be used for the following uses or structures accessory to the principal use allowed:

-- Accessory buildings and structures customarily used in conjunction therewith.

-- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

-- Crops – Field, tree, bush, berry, and row, including nursery stock, located in Fuel Modification Zones A, B and/or C, and subject to the provisions of Section 22.44.610.

-- Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.

22.40.830 Uses subject to minor coastal development permits. Property in Zone R-C may be used for the following uses, provided that a Minor Coastal Development Permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit for:

-- Access roads that cross one or more vacant parcels.

-- Access to property lawfully used for a purpose not permitted in Zone R-C, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in Zone R-C.

-- Arts and crafts uses providing limited commercial and production activities on the premises where the property owner resides, which are similar to and are neither more obnoxious nor detrimental to the public welfare than those uses listed in Section 22.40.810 C, and subject to the development standards listed in Section 22.40.810 C.

-- Bed and breakfast establishments, pursuant to the provisions specified in Section 22.44.701.

-- Detached living quarters on the same premises as, and not less than 20 feet from, a single-family residence for the use of temporary guests or domestic staff of the occupants of such residence provided:

1. That such quarters have no kitchen or kitchen facilities;

2. That such quarters are not rented or otherwise used as a separate dwelling;

3. That such quarters are established on a lot or parcel of land that does not contain a second unit;

4. That such quarters are established on a lot or parcel of land having not less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more;

5. That such quarters shall have an onsite wastewater treatment system separate from the single-family residence; and

6. That such quarters shall contain no more than 750 square feet of floor area.

-- Family child care homes, large, having no more than 14 persons, where the standards of Section 22.20.021 have not been met.

-- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.

-- Living quarters for domestic staff employed in and by the occupants of a single-family residence, attached to such residence, if no additional kitchen or kitchen facilities or equipment or cooking facilities or equipment are established or maintained in such attached domestic staff's quarters, and which shall contain no more than 750 square feet of floor area.

-- Motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production, provided that wild animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Control, and are not retained on the premises for a period exceeding 60 days. The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56 on director's review.

-- Parks, trails, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith, subject to the provisions of Section 22.44.620.

-- Shared water wells, subject to the provisions of Section 22.56.1764.

-- Wireless telecommunication facilities, subject to the provisions of Section 22.44.613.

22.40.840 Uses subject to major coastal development permits. Property in Zone R-C may be used for the following uses, provided that a Major Coastal

Development Permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit for:

-- Adult day care facilities, having no more than 14 persons.

-- Child care centers.

-- Churches, temples, or other places used exclusively for religious worship, including customary, incidental educational and social activities in conjunction therewith.

-- Communication equipment buildings.

-- Crops – field, tree, bush, berry, and row, including nursery stock, which are not located within a Fuel Modification Zone subject to the provisions of Section 22.44.610.

-- Density-controlled developments, subject to the conditions of Section 22.56.205 except that reference to a conditional use permit shall mean a Major Coastal Development Permit and provided that:

1. The proposed development is not located in any of the Rural Villages identified in Section 22.44.823.

2. Townhomes are prohibited.

3. Findings shall be made that clustering of the proposed development will:

a. Reduce grading alterations;

b. Preserve native vegetation;

c. Preserve unique land features;

d. Preserve open space;

e. Enhance recreational areas; and/or

f. Protect view corridors and viewsheds.

4. In order to minimize the visual impacts of the development, the proposed density-controlled development includes either:

a. An undeveloped buffer between the proposed development and any adjacent lots designated with rural land use categories (one-acre minimum required area or less); or

b. A gradation of lot sizes from larger sizes next to adjoining parcels to smaller parcels away from adjoining parcels. Lots that border adjoining parcels shall be no less than 50 percent of the size of the adjoining parcels.

-- Electrical distribution substations and electric transmission substations, including microwave facilities used in conjunction with either.

-- Fire stations.

-- Gas metering and controlling stations, public utility.

-- Historic vehicle collection, subject to the standards and conditions contained in Section 22.56.1761.

-- Plant nursery, retail, subject to the conditions of Section 22.24.060 B.

-- Publicly-owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

-- Riding academies, stables, and/or the boarding of more than 24 horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.

-- Rural inns, subject to the standards provided in subsection C of Section 22.44.702.

-- Schools, through grade 12, accredited, subject to the procedures and standards provided in Section 22.44.609, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

-- Second units located within any area described in subsection B of Section 22.52.1730 as modified by Section 22.44.618, and subject to the provisions of Part 17 of Chapter 22.56 and Section 22.44.516.

-- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses for a period not to exceed one year.

- Temporary uses, as provided in Part 14 of Chapter 22.56.
- Uses normal and appurtenant to the storage and distribution of water.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Wineries, as defined in Section 22.08.230, subject to the provisions of Section 22.56.1763 and subsections (A)(1) and (A)(2) of Section 22.56.225, provided that the lot or parcel of land on which a winery is located is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

22.40.850 Development standards for single-family residences. A. All single-family residences in Zone R-C shall be subject to the following development standards:

1. Every single-family residence shall have a roof constructed with fire-proof roofing material in compliance with Title 26 (Building Code) of this code, except that reflective, glossy, polished, and/or roll-formed type metal roofing is prohibited.
2. Every single-family residence shall have an exterior siding of fire-proof material, except that reflective, glossy, polished, and/or roll-formed type metal siding is prohibited.
3. The proposed project shall not be located on a Significant Ridgeline or otherwise result in significant adverse impacts on scenic resources identified in the certified Coastal Zone Plan;
4. The proposed project shall not be located within a geologic or a flood hazard area or, if located within such an area, it has been determined by the Department of Public Works to be a safe site for the construction of a single-family residence;
5. The proposed project shall be served by an adequate water supply that is legally available for use either by means of a well or by means of a connection to a municipal water system with sufficient capacity to serve such lot or lots.

B. The standards listed in this section may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the findings contained in

Section 22.56.1755.

22.40.860 Height limits. Premises in Zone R-C shall comply with the height limits as specified in Section 22.44.605.

22.40.870 Yard requirements. A. Premises in Zone R-C shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.

2. Corner Side Yards. Each lot or parcel of land situated on a corner shall have corner side yards of not less than:

a. 10 feet on a reversed corner lot; or

b. Five feet on other corner lots.

3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.

4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

B. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified.

22.40.880 Parking. Premises in Zone R-C shall provide parking facilities as required by Part 11 of Chapter 22.52.

22.40.890 Required area. Premises in Zone R-C shall provide the required area as specified in Part 2 of Chapter 22.52.

SECTION 15. Chapter 22.44 Part 9, the Santa Monica Mountains Coastal Zone Community Standards District, is hereby added as follows:

Part 9

SANTA MONICA MOUNTAINS COASTAL ZONE
COMMUNITY STANDARDS DISTRICT

Sections:

GENERAL PROVISIONS

- 22.44.500 Intent and purpose.
- 22.44.501 Description of district.
- 22.44.502 Organization.
- 22.44.503 Review of biological resource information.
- 22.44.504 Appeals.
- 22.44.505 Resolving regulatory conflicts.
- 22.44.507 Definitions.
- 22.44.510 Environmental review board (ERB).
- 22.44.511 ERB review of development.
- 22.44.512 ERB exemptions.
- 22.44.513 ERB conditions.
- 22.44.514 Procedure for designating unmapped environmentally sensitive habitat area.
- 22.44.515 Procedure for removing environmentally sensitive habitat area designation.
- 22.44.516 Additional coastal development permit procedures.

COMMUNITY-WIDE DEVELOPMENT STANDARDS

- 22.44.600 Coastal zone boundary.
- 22.44.601 Applicability.
- 22.44.602 Nonconforming uses, buildings and structures.
- 22.44.603 Transfer of development credit program.

- 22.44.604 Vegetation management and landscaping.
- 22.44.605 Height limits.
- 22.44.606 Grading.
- 22.44.607 Exterior lighting.
- 22.44.608 Signs.
- 22.44.609 Schools.
- 22.44.610 Crops.
- 22.44.611 Fences, gates and walls.
- 22.44.612 Construction colors, materials and design.
- 22.44.613 Wireless telecommunication facilities.
- 22.44.614 Water resources.
- 22.44.615 Hillside management.
- 22.44.616 Dedications and easements.
- 22.44.617 Low- and moderate-income housing.
- 22.44.618 Additional dwelling units.
- 22.44.619 Yard modifications authorized.
- 22.44.620 Parks, trails, playgrounds and beaches.
- 22.44.621 Prohibited uses.
- 22.44.622 Incentive program for certain development actions.

ZONE-SPECIFIC DEVELOPMENT STANDARDS

- 22.44.700 Livestock management.
- 22.44.701 Bed and breakfast establishments.
- 22.44.702 Rural inns.
- 22.44.703 Residential zones. (R-1, R-3)
- 22.44.715 Commercial zones. (C-1, C-2)
- 22.44.727 Zone R-R.
- 22.44.733 Zone O-S.
- 22.44.739 Zone IT.

AREA-SPECIFIC DEVELOPMENT STANDARDS

22.44.800 Sensitive environmental resource areas.

22.44.810 Scenic resources.

22.44.816 Hazards.

22.44.822 Rural villages.

22.44.827 Malibu Lake area.

22.44.500 Intent and purpose. A. The Santa Monica Mountains Coastal Zone Community Standards District (CSD) is the main component of the local implementation program and constitutes the primary implementation mechanism for the Santa Monica Mountains Coastal Zone Plan (Plan). As such, it establishes regulations for new development and for the protection and management of the Santa Monica Mountains Coastal Zone's unique resources. Together, the Plan and the CSD constitute the County's state-mandated local coastal program (LCP).

B. Amendments to the County Planning and Zoning Ordinance that affect sections cited in this CSD shall not apply until certified as amendments to the LCP by the California Coastal Commission.

22.44.501 Description of district. The Santa Monica Mountains Coastal Zone is the unincorporated area bounded by the City of Los Angeles on the east, the Pacific Ocean and the City of Malibu on the south, Ventura County on the west, and the inland boundary of the Coastal Zone on the north. The inland boundary of the Coastal Zone is located approximately five miles inland of the Pacific Ocean. The boundaries of the District are shown on the Santa Monica Mountains Coastal Zone Community Standards District map following this Part.

22.44.502 Organization. The discussion of specific zones in this Part is organized as follows:

A. Uses subject to administrative coastal development permit.

1. Principal permitted uses. These are the principal permitted uses in each zone.

2. Other permitted uses. These are uses which generally are accessory to the principal permitted use.

B. Accessory uses and structures. These are uses, including buildings and structures, which are customarily incidental to, related to and clearly subordinate to the main building, structure, and/or use of land.

C. Prohibited uses. These are uses which are not allowed in the zone.

D. Uses subject to a minor coastal development permit. These are uses which may conform to the intent of the zone, but have the potential for minor impacts to the surrounding human and/or natural environment.

E. Uses subject to a major coastal development permit. These are uses which may conform to the intent of the zone, but have the potential for major impacts to the surrounding human and/or natural environment.

F. Development standards. These are provisions which, in addition to other provisions of this Title, apply to development within a particular zone. These provisions relate to such aspects as height limits, landscaping, lot coverage, parking, setbacks, etc. Compliance with these standards will be substantiated through the issuance of a coastal development permit and/or other zoning permits or review.

22.44.503 Review of biological resource information. The Department of Regional Planning's staff biologist shall analyze all biological resource information submitted as part of a coastal development permit that is not subject to evaluation by the Environmental Review Board (ERB). The form and content of such information shall be to the satisfaction of the staff biologist. The staff biologist shall prepare a written report containing an analysis of the information and any recommendations. The staff biologist's report may be forwarded to the ERB, and shall be included in the staff report for the coastal development permit.

22.44.504 Appeals. Appeals to decisions on coastal development permits are subject to the provisions of Part 17 of Section 22.56.

22.44.505 Resolving regulatory conflicts. Where provisions within the CSD conflict, the provision which is the most protective of coastal resources shall take precedence, unless the conflict involves a safety issue. In that case, the provision which is most protective of public safety shall take precedence.

22.44.506 Definitions.

-- “Buildable parcel” means a lot or parcel which contains a site that may be lawfully accessed, has a potable water source, is served by public sewer or the rate of percolation will accommodate an onsite wastewater treatment system, is not located in an area of landslide or other geologic hazard, and upon which at least one structure can be built in conformity with all County policies and all County codes in effect at the time of a complete application for a development or building permit.

-- “Building site” means a contiguous area of land that contains all proposed buildings, including accessory decks, patios, and impervious surfaces, but shall not include driveways, access roads, approved trails, or equestrian facilities such as riding rings and corrals.

-- “Donor areas” mean those buildable parcels where the development potential can be retired. Donor areas include all land located within Environmentally Sensitive Habitat Areas (ESHAs), Significant Woodlands and Savannas, Significant Watersheds, property adjoining parklands, and lots within any of the identified small-lot subdivisions within the Santa Monica Mountains Coastal Zone or Santa Monica Mountains North Area.

-- “Drainage course” means a watercourse with defined bed, bank, and channel, and/or locally-indigenous hydrophytic vegetation, that would fall under the jurisdiction of the California Department of Fish and Game, as found in Sections 1600-1616 of the California Fish and Game Code.

-- “Environmentally sensitive habitat areas” (ESHA) mean areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

-- “Fractional section” means a section, often irregularly shaped, located at the boundary of a rancho that was divided into numbered lots by the original government survey of public lands; considered an undersized section.

-- “Livestock” means any pig, pygmy pig, hog, cow, bull steer, horse, mule, jack, jenny, hinny, sheep, goat, llama, alpaca, domestic fowl, or rabbit as defined in Section 10.08.170 of the County Code.

-- “Normal division of land” means a breakdown by quarters and/or halves which results in parcels of 320, 160, 80, 40, 20, or 10 acres, or an original numbered lot in a fractional section.

-- “Open space” means land intended to remain in an undeveloped condition; it does not include land that is part of a private yard, roadway, golf course, playground area, or any other developed area that does not contain a building.

-- “Person” means any individual, firm, partnership, joint venture, association, social club, fraternal organization, limited liability company, corporation, estate, trust, business trust, receiver, syndicate, this and any other county, city and county, municipality, district or other local or regional political subdivision, the state and any of its agencies, and to the extent permitted by federal law, the United States, or any of its agencies or political subdivisions, or any other group or combination acting as a unit.

-- “Private living space” means the total gross structural area (GSA) calculated according to subsection A3 of Section 22.44.826, excluding 400 square feet of garage or carport area per unit.

-- “Project” means the whole, and all phases, of a development on one or more parcels and including easements and entitlements to improve and use other properties in connection with the project.

-- “Rural inn” means a facility located in a rural area, containing guest rooms or cabins used for short-term rental accommodations, some or all of which have a separate entrance leading directly from the outside of the building, and which do not contain kitchen facilities.

-- “Rural land land use category” means a maximum density of one dwelling unit or less per gross acre is allowed, as shown on the Coastal Zone Plan Land Use Policy Map.

-- “Rural villages” means small-lot subdivisions in rural mountain areas, many of which were created in the 1920s and which often lack a basic physical infrastructure meeting current development standards. In the Santa Monica Mountains Coastal Zone, these lots are concentrated in the following areas: El Nido, Fernwood, Las Flores Heights, Malibu Bowl, Malibu Highlands, Malibou Lake, Malibu Mar Vista, Malibu Vista, Monte Nido, Old Post Office Tract, Old Topanga, Topanga Oaks, Topanga Woods, and Vera Canyon.

-- “Sensitive environmental resource areas” means any of the following areas designated on the Sensitive Environmental Resource Areas map of the Santa Monica Mountains Coastal Zone Plan: environmentally sensitive habitat areas, significant woodlands and savannas, significant watersheds, and watersheds.

-- “Significant woodlands and savannas” means non-riparian woodlands or savannas with a dominant canopy composed of oak species.

-- “Significant watersheds” means relatively undisturbed watershed areas containing undisturbed riparian and oak woodlands (or savannas) and recognized as important in contributing to the integrity of these woodlands.

-- “Undersized section” means one that contains less than 640 acres as originally surveyed by the United States Geological Survey.

-- “Urban land use category” means a density of more than one dwelling unit per net acre is allowed, as shown on the Land Use Policy Map in the Coastal Zone Plan.

-- “Watershed” means the entire land area, delineated by ridgelines, which collects precipitation and drains into a receiving body of water or point along a drainage course.

22.44.510 Environmental review board (ERB). A. The environmental review board (ERB), established by Ordinance 92-0037 § 6 (part), 1992, is continued.

B. Composition. The ERB shall consist of nine qualified professionals with

technical expertise in resource management. The director shall appoint members who meet the above criteria from among the following list of professions including, but not limited to: aquatic biologist, archaeologist, architect, biogeographer, botanist, certified arborist, civil engineer, coastal geologist, conservation biologist, ecologist, forester, freshwater biologist, geomorphologist, horticulturist, hydrologist, landscape architect, marine biologist, marine microbiologist, planner, soils specialist, trails expert, water quality specialist, and wildlife biologist. No more than three members shall be County employees.

C. Duties. The ERB shall evaluate proposals for development sited within the Santa Monica Mountains Coastal Zone, unless exempted by Section 22.44.512 or other provisions of this Chapter, to ensure that development in these areas is consistent with the resource protection policies and standards of the Santa Monica Mountains Local Coastal Program (LCP). ERB's recommendation as to consistency, which shall contain any mitigation measures deemed necessary to bring the development into consistency with the LCP, will be provided to the hearing officer, Regional Planning Commission, Board of Supervisors, and other County of Los Angeles decision-making bodies that approve development applications in the Santa Monica Mountains Coastal Zone.

D. Meetings. Meetings of the ERB shall be open and public. Notice of ERB meetings shall be delivered personally or by first class mail, postage prepaid, at least 21 days prior to the meeting to any person who has filed a written request therefore with the director.

E. Rules and procedure. The director shall adopt rules and procedures necessary or convenient for the conduct of the ERB's business.

22.44.511 ERB review of development.

A. ERB review required.

1. Prior to the issuance of any building, demolition or grading permit, approval of a land division, or the commencement of any development as defined in

Section 22.08.040, development proposals within the following areas shall be reviewed by ERB, unless exempted as specified in Section 22.44.512:

a. Sensitive environmental resource areas, excluding development in Watersheds that is more than 200 feet from an ESHA;

b. Within 200 feet of an ESHA to ensure that the impacts do not adversely affect the resources.

2. Rural Villages. Any development within the Las Flores Heights, Malibu Mar Vista, Malibu Vista, and Vera Canyon Rural Villages shall be evaluated by the ERB, as described in Section 22.44.510.

B. Application. Development proposals that require ERB evaluation shall be processed through the coastal development permit procedure or concurrently with any other application required by Title 21 Subdivision Ordinance or Title 22 Planning and Zoning Ordinance. The ERB recommendation shall be included in the staff report provided to and considered by the decision-making body.

C. Concurrent filings. Development proposals initially requiring a decision by the hearing officer or Regional Planning Commission under Titles 21 or 22 including, but not limited to, variances, land divisions, zone changes, or plan amendments, shall be processed as required by the applicable Title.

D. Additional contents of application. In addition to the material specified in Section 22.56.1680, or in Titles 21 and 22, an application shall contain such other material as may be required by the director to determine compliance with the provisions of this community standards district, including a biological constraints analysis and/or a biota report prepared pursuant to guidelines established by the director. Upon the submission of an application and the appropriate filing materials and fees, the director shall forward a copy of the material to the ERB for its review and recommendation.

E. ERB recommendation. The ERB shall evaluate the development proposal and submit its recommendation and any suggested mitigation measures in writing directly to the decision-making body. The ERB shall provide the decision-making body with:

1. Its recommendation on the project's conformance or lack thereof to the resource protection policies and standards of the Santa Monica Mountains Local Coastal Program;

2. Mitigation measures designed to minimize adverse impacts on coastal resources; and

3. Those mitigation measures necessary to protect the integrity of identified resources and meet the burden of proof described in subsection F.2 of Section 22.56.215.

22.44.512 ERB exemptions. The provisions of this Part 9 requiring ERB review shall not apply to the following:

A. Those developments that are exempted by Section 22.56.2290. In addition, the director may also waive the ERB review requirement for development proposals included in subsections A.1 and A.2 of Section 22.56.2290 which fall into one of the classes set forth in Section 13250(b) or Section 13253(b) of Title 14 of the California Code of Regulations if he or she finds the impact of the development on coastal resources to be insignificant; however, any such waiver shall not be effective until it is reported to the Regional Planning Commission at a regularly scheduled meeting. If the Regional Planning Commission objects to the waiver, no development may be undertaken without review by the ERB.

B. Developments within the Rural Villages of El Nido, Fernwood, Malibu Bowl, Malibu Highlands, Malibu Lake, Monte Nido, Old Post Office, Old Topanga, Topanga Canyon, Topanga Oaks, and Topanga Woods, which shall be evaluated by the staff biologist. The director may require a development in these Rural Villages to be further reviewed by the ERB.

C. Grading or other activities listed below which are specifically exempt from the requirements of filing a grading permit pursuant to Subsection 3306.2 of Appendix Chapter 33 of Title 26 of this Code:

-- Refuse disposal sites controlled by other regulations.

22.44.513 ERB conditions. If conditions which require monitoring or periodic inspection are imposed on a development, a fee to cover the cost of monitoring those conditions or performing inspections must be paid to the Department of Regional Planning prior to any development or the issuance of any building, demolition, grading, or similar permits.

22.44.514 Procedure for designating unmapped environmentally sensitive habitat area (ESHA). A. Areas which are not depicted on the Sensitive Environmental Resource Areas (SERA) map of the Santa Monica Mountains Coastal Zone Plan as ESHA may be designated as such if those areas contain plant or animal life or habitats that are either rare or especially valuable because of their special nature or role in an ecosystem and could be easily disturbed or degraded by human activities and developments.

B. Areas that may be considered for ESHA designation include, but are not limited to:

1. Streams and wetlands;
2. Riparian habitats, oak woodlands and savannas, and walnut woodlands;
3. Sensitive resource areas identified by the California Department of Fish and Game; and
4. Habitats that contain threatened or endangered species as identified by the United States Fish and Wildlife Service and the California Department of Fish and Game.

C. Areas that are not presently designated on the Sensitive Environmental Resource Areas map as ESHA will be considered for possible ESHA designation in either of the following ways:

1. If an area is not the subject of any type of coastal development permit, the Department of Regional Planning shall initiate a periodic review of the SERA map under the direction of the staff biologist and evaluate sites for addition to or removal from the ESHA designation. During the ESHA evaluation process, the Planning director shall inform any property owners of the process and allow them to submit information that may be pertinent to the evaluation process. The Planning

director shall submit the staff biologist's ESHA evaluation to the Environmental Review Board (ERB) for its analysis and recommendation. The amendments to change ESHA designations on the SERA map shall be set for a public hearing before the Regional Planning Commission to consider the director's proposed amendments and ERB recommendation. All property owners whose property would be affected by a change in ESHA designation shall be sent a notice of public hearing pursuant to Part 4 of Chapter 22.60; or

2. If, during the processing of a coastal development permit, the Planning director becomes aware of an area which, although not presently designated as an ESHA, contains resources that may meet the ESHA definition, the following steps shall be taken:

a. Notify the applicant and, temporarily, suspend processing of the coastal development permit;

b. Request additional information from the applicant relating to the biological resources present on the site;

c. Have the staff biologist review the applicant's additional information, conduct a field investigation of the site, and prepare an evaluation of the site's conformance or non-conformance to the definition of an ESHA;

d. Submit the applicant's information and the staff biologist's evaluation to the ERB for its review and recommendation;

e. Notify the applicant of the date, time, and place that the ERB will be discussing the ESHA designation and provide an opportunity for the applicant to address the ERB;

f. Upon receipt of the ERB's recommendation, the director resumes processing the coastal development permit and prepares a staff report which includes the ERB recommendation and a discussion of the ESHA designation status;

g. A public hearing shall be scheduled before the Regional Planning Commission at which time the ESHA designation and the coastal development permit will be concurrently decided.

D. After considering the staff biologist's evaluation, the ERB recommendation, and any information submitted by the applicant or property owner, the

Regional Planning Commission shall make a decision on the coastal development permit conditioned upon its determination on the ESHA designation. All appropriate land use regulations pertaining to ESHAs shall apply if the Regional Planning Commission determines that the ESHA designation is warranted. The decision of the Regional Planning Commission may be appealed to the Board of Supervisors.

E. If the Regional Planning Commission approves the ESHA designation, it shall recommend that the Board of Supervisors conduct a public hearing to consider the ESHA designation as an amendment to the SERA map of the Coastal Zone Plan. The proposed ESHA amendment shall then be heard at a public hearing before the Board of Supervisors.

F. Following a decision by the Board of Supervisors to designate ESHA, the necessary documents shall be transmitted to the California Coastal Commission for consideration.

G. Any final action by the County to amend the SERA map shall be submitted to the California Coastal Commission for its review and certification as an amendment to the local coastal program, and shall include an adjustment to the boundary shown on the SERA map.

H. The applicant is responsible for all fees necessary to process the coastal development permit with the County, and the County shall be responsible for all fees necessary to process the proposed ESHA amendment with the California Coastal Commission.

22.44.515 Procedure for removing environmentally sensitive habitat area designation.

A. Areas which are depicted on the Sensitive Environmental Resource Areas map of the Santa Monica Mountains Coastal Zone Plan as environmentally sensitive habitat areas (ESHA) may have their ESHA designation removed if they are found through the procedure in this section not to contain plant or animal life or habitats that meet the definition of ESHA contained in Section 22.44.507.

B. Areas that are presently designated on the Sensitive Environmental Resource Areas (SERA) map as ESHA will be considered for possible removal of the

ESHA designation if such a request is made in conjunction with the processing of a coastal development permit, and the proposed development is impacted by the presence of a designated ESHA. The applicant shall file an amendment to the certified local coastal program that shall be process concurrently with the coastal development permit.

C. The following steps shall be taken to remove an ESHA designation:

1. The director shall request additional information from the applicant relating to the biological resources present on the site, in a manner prescribed by the staff biologist;

2. The staff biologist shall review the applicant's additional information, conduct a field investigation of the site, take photographs, and prepare an evaluation of the site's conformance or non-conformance to the definition of an ESHA;

3. The applicant's information and the staff biologist's evaluation shall be submitted to the Environmental Review Board (ERB) for its review and recommendation. The applicant shall be notified of the date, time, and place that the ERB will be discussing the ESHA evaluation, and the applicant shall have an opportunity to address the ERB;

4. The staff biologist's evaluation, the ERB recommendation, and a discussion of the ESHA designation status shall be included in the staff report for the coastal development permit prepared by the director;

5. A public hearing shall be scheduled before the Regional Planning Commission, at which time the ESHA designation and the coastal development permit shall be concurrently heard;

6. After considering the staff biologist's evaluation, the ERB recommendation, and any information submitted by the applicant, the Regional Planning Commission shall make a decision on the coastal development permit conditioned on the final determination to approve or deny the request for removal of ESHA designation. If the Regional Planning Commission approves removal of the ESHA designation, the proposed ESHA amendment shall then be heard at a public hearing before the Board of Supervisors.

7. If a final decision is made by the County to remove the ESHA designation, an amendment proposing the removal, including an adjustment to the boundary shown on the SERA map, shall be submitted to the California Coastal Commission for its review and possible certification as an amendment to the local coastal program.

8. Processing of a coastal development permit may proceed once a final decision has been made by the California Coastal Commission concerning the proposed removal of ESHA designation. In the event final determination of the ESHA designation affects the conditional approval mentioned in subsection 6 above, the applicant must amend the coastal development permit.

D. The applicant is responsible for all fees necessary to process the coastal development permit with the County, and the County shall be responsible for all fees necessary to process the proposed ESHA amendment with the California Coastal Commission.

22.44.516 Additional coastal development permit procedures. In addition to the information and procedures required by Part 17 of Chapter 22.56, the following procedures apply to all applications for coastal development permits in the Santa Monica Mountains Coastal Zone.

A. Application for a waiver – Information required. An application for a waiver from the requirements of this Section and Part 17 of Chapter 22.56 for structures damaged or destroyed by disaster, shall:

1. Contain the following information:

a. 1. A report from the owner's insurance company substantiating the loss.

b. Copies of the building permits originally issued for each structure to be repaired or replaced.

c. Any coastal development permit, variance, conditional use permit, or other permit issued that shows the damaged or destroyed development was lawfully established.

d. Documentation for any remedial work performed prior to the issuance of the waiver that was necessary to protect public health and/or safety.

e. The director may waive the requirement for any information required in subsections 1 through 4 above.

2. Be subject to the provisions of Section 22.44.602 C.

B. Application – Information required. In addition to the information required under Section 22.56.2310, an application for a coastal development permit shall contain the following information:

1. For development on a vacant lot, a complete title history, including evidence that the lot proposed for development is a lawfully created lot, and information on the date and method by which the lot was created. Where the director determines that the lot was created after the effective date of the Coastal Act, or was created prior to the effective date of the Coastal Act but without complying with applicable state or local requirements, either evidence of a valid coastal development permit authorizing the subdivision or other form of lot creation must be submitted prior to filing of any application for proposed development on the lot, or the subdivision or other form of lot creation must be included as part of the application request in order to be deemed filed. In addition, a listing of any prior coastal development permits issued for the property shall be provided.

2. An adequate description including maps, plans, photographs, etc., of the proposed development, project site, and vicinity sufficient to determine whether the project complies with all relevant policies of the Santa Monica Mountains LCP, including sufficient information concerning land and water areas in the vicinity of the site of the proposed project (whether or not owned or controlled by the applicant), so that the County will be adequately informed as to present uses and plans, both public and private.

3. A site plan, to scale, showing:

a. Existing and proposed property lines on the site, including all dedications, easements or recorded offers to dedicate easements, deed restrictions over or adjacent to the site, and documentation for such recorded instruments;

b. Existing and proposed topography, at a contour interval appropriate to the size of the site to be developed, including elevations;

c. Major natural and man-made landscape features, including location, type, size, and quantification of acreage of any trees or other natural vegetation to be planted or to be removed or made subject to thinning, irrigation, or other modification by the proposed project including building site and road/driveway areas;

d. Location and amount of any fuel modification or brush clearance that would be required on the site and on adjacent properties to comply with fire safety requirements;

e. The area and dimensions of the buildings proposed for the requested use;

f. The dimensions and state of improvement of the adjoining driveways and easements providing access to the proposed site of the requested use;

g. The amount of cut and fill material, with totals listed separately, proposed for the project; and

h. Any hazard areas as identified in Section 22.44.817 that are not to be developed shall be labeled on the site plans as "Hazard Areas" and shall be deed restricted to prevent any future development in those areas. The applicant shall provide the director with a copy of the recorded deed prior to issuance of the coastal development permit.

4. A biological inventory, subject to review as provided under subsection C of this Section showing:

a. The plants and animals found on site;

b. The animals likely to occur on site; and

c. Proximity of the site to locations of known sensitive resources.

5. For minor and major coastal development permits, a completed initial study environmental questionnaire.

6. Pre-approval from County Departments of Fire, Health Services, and Public Works, unless the project does not require approval from these departments.

7. For development relying on an onsite wastewater treatment system, a septic plot plan, prepared by a registered sanitarian, that shall include a percolation testing report and septic system design of adequate size, capacity and design to serve the proposed development for the life of the project.

8. Grading plan for all grading, whether onsite or offsite, including grading for any necessary road construction or improvements.

9. Landscape plan, including landscape plans for any proposed slope, and conceptual fuel modification plan based on the anticipated location of future structures.

10. For applications for land divisions, these additional items:

a. A report prepared by a registered groundwater hydrologist and sanitarian that addresses the ability of each proposed building site to accommodate an onsite wastewater treatment system, including an analysis of depth of groundwater that addresses seasonal and cyclical variations as well as the adequacy of percolation rates in post-grading conditions (cut or compacted fill);

b. Evidence of water availability sufficient to provide service for each proposed parcel;

c. Line-of-sight analysis showing the view of the project site from public viewing areas;

d. Depiction of the proposed building site or building area (if future structures will be built to the slope) and access road/driveway to each proposed parcel; and

e. Easements required to access each proposed parcel from a public road.

11. For applications for water wells, a groundwater hydrological study that analyzes the individual and cumulative impacts the wells may have on groundwater supplies and the potential individual and cumulative impacts the wells may have on adjacent or nearby streams, springs, or seeps and their associated riparian habitat.

12. For applications for development located in areas identified by the County or State as archaeologically sensitive, a site survey performed by a qualified archaeologist, including alternatives that would avoid or minimize impacts to resources

and recommended measures to mitigate impacts to resources, unless waived by the director.

13. For applications for development located in Scenic Resource Areas designated by the certified LUP, a visual analysis as required by Section 22.44.812.

14. The director may require the submission of additional information deemed necessary to process the application and permit, or waive the filing of one or more of the above items if the nature of the development is unrelated to the required item.

15. Notice is provided to applicants that failure to provide truthful and accurate information necessary to review the permit application or to provide public notice as required by this Title 22 may result in delay in processing the application or may constitute grounds for denial of the permit.

C. Biological inventory review.

1. The staff biologist shall review the biological inventory to confirm the absence, presence, or likely presence of plants and/or animals found on the following resource lists, as updated (“listed plants and/or animals”):

a. *Inventory of Rare and Endangered Plants*, by the California Native Plant Society.

b. *Special Animals and Special Vascular Plants, Bryophytes and Lichens*, by the California Department of Fish and Game.

2. If there are no listed plants or animals present, or they are present but are not disturbed by the proposed project, the application may be processed as the coastal development permit required by the proposed use.

3. If listed plants and/or animals are present and are disturbed by the proposed project, the application must proceed as either a minor or major coastal development permit as determined by the following:

a. If the initial study indicates a negative declaration or mitigated negative declaration is appropriate, the project shall be processed as a minor coastal development permit unless the use requires a major coastal development permit. If the use requires a major coastal development permit, the application shall be processed as a major coastal development permit.

b. If the initial study indicates an environmental impact report is necessary, the project shall be processed as a major coastal development permit regardless of the CDP required by the use.

D. Public hearings. Public hearings shall be required for coastal development permits appealable to the Coastal Commission pursuant to Section 22.56.2450, as specified below, subject to the requirements of Part 4 of Chapter 22.60, unless otherwise provided in this Chapter:

1. For an administrative coastal development permit that is appealable to the Coastal Commission or a minor coastal development permit, a public hearing before the hearing officer.

2. For a major coastal development permit, a public hearing before the Regional Planning Commission.

E. Jurisdiction.

1. The County's jurisdiction over coastal development permits does not include tidelands, submerged lands, and public trust lands as described in Section 30519(b) of the Public Resources Code and described as areas of Coastal Commission Permit Jurisdiction illustrated on the Local Coastal Program Post-Certification Permit and Jurisdictional Map as amended.

2. The Coastal Commission retains authority over coastal development permits issued by the Coastal Commission, including condition compliance. Where either new development or a modification to existing development is proposed on a site where development was authorized in a Coastal Commission-issued coastal development permit, either prior to certification of the LCP or through a de novo action on an appeal of a County-approved coastal development permit and the permit has not expired or been forfeited, the applicant shall apply to the County for the coastal development permit, except for:

a. Requests for extension, reconsideration, and revocation of the Coastal Commission-issued permits.

b. Development that would lessen or negate the purpose of any specific permit condition, any mitigation required by recorded documents, any recorded offer to dedicate or grant of easement or any restriction/limitation or other mitigation

incorporated through the project description by the permittee, of a Coastal Commission-issued coastal development permit.

In any of these circumstances, the applicant must file an application with the Coastal Commission for an amendment to the Coastal Commission-issued coastal development permit and authorization for the proposed new development or modification to existing development. The Coastal Commission will determine whether the application for amendment shall be accepted for filing pursuant to the provisions of Title 14 California Code of Regulations, Section 13166.

3. Any proposed development within the coastal zone that is subject to the County's jurisdiction upon certification of the Santa Monica Mountains Local Coastal Program (LCP) and that the director preliminarily approved (i.e., an Approval in Concept) before effective certification of the LCP but for which a complete application has not been filed with the Coastal Commission for approval, shall be resubmitted to the County through an application pursuant to this certified LCP. The standard for review for such an application shall be the requirements of this certified LCP. Any application fee paid to the Coastal Commission shall be refunded to the applicant.

4. Any proposed development within the certified area which the County preliminarily approved (i.e., an Approval in Concept) before effective certification of the Local Coastal Program and for which a complete application has been filed with the Coastal Commission may, at the option of the applicant, remain with the Coastal Commission for completion of review. Coastal Commission review of any such application shall determine consistency with the certified LCP. Projects for which a coastal development permit will be obtained from the Coastal Commission will remain under the jurisdiction of the Commission as set forth in subsection E.2 above. Alternatively, the applicant may withdraw the application filed with the Coastal Commission and resubmit it to the County through an application pursuant to the requirements of this certified LCP. The standard of review for such an application shall be the requirements of this certified LCP.

5. Upon effective certification of a local coastal program except as provided under subsections E.1 and E.2 of this section, no applications for development shall be accepted by the Coastal Commission for development within the certified area.

COMMUNITY-WIDE DEVELOPMENT STANDARDS

22.44.600 Coastal zone boundary. When parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the Local Coastal Program and the use of that portion outside the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan. If a use crosses the coastal zone boundary, the use shall be consistent with the Local Coastal Program.

22.44.601 Applicability. A. The provisions of this Part shall not apply to a new development project where, as of the date on which this Part is certified by the California Coastal Commission, any of the following has occurred related to such project:

1. A complete application has been submitted for any subdivision, permit, variance, or site plan review;

2. At least one public hearing session has been conducted on any application described in subsection A.1, above; or

3. A final approval has previously been granted for any application described in subsection A.1, above, provided that the approval is valid, that the building locations and anticipated grading for the project are clearly depicted on the approved project plans and that the project is developed in accordance with those plans.

B. For purposes of this subsection, a complete application shall be defined as an application that the director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.

C. Prior to the expiration of any discretionary approval or plot plan application, a request to continue such use or extend such approval may be made pursuant to the provisions of this Part and Part 17 of Chapter 22.56 as amended, if applicable.

22.44.602 Nonconforming uses, buildings and structures. A. Existing, lawfully-established uses, buildings, structures and other development made nonconforming by these provisions shall not be subject to the provisions of Part 10 of Chapter 22.56.

B. Any alteration, enlargement, or addition of any structure or building site, or increase in occupant load, shall be subject to the provisions of Part 17 of Chapter 22.56 and the applicable provisions of this Part 9.

C. Repair. A person shall have the right to repair or replace structures damaged or destroyed by a disaster, subject to the following conditions:

1. As used in this subsection, the following definitions shall apply: “disaster” means any situation in which the force or forces which damaged or destroyed the structures to be replaced were beyond the control of their owners; “bulk” means total cubic volume as measured from the exterior surface of the structure; and, “structure” includes landscaping and any erosion control structure or device;

2. The damaged or destroyed structures were lawfully established as of the effective date of these subsections;

3. The replacement structures shall be for the same use as the destroyed structures, shall not exceed either the floor area, height or bulk of the destroyed structures by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structures. The director may approve an alternative location for a replacement structure if the new location decreases risk to health and safety or habitat destruction, or to comply with the development standards of this Title, as amended;

4. A waiver from the requirements of Part 17 of Chapter 22.56 shall be obtained from the director as required by Section 22.56.2290, prior to beginning repair or replacement activities. Only remedial work necessary to protect public health and safety may be performed prior to the issuance of a waiver, and such work shall be completely disclosed and documented in the waiver application.

D. The provisions of this Part shall not apply to an existing, lawfully-established commercial arts and crafts use described in subsection 22.40.490 A, that is located on a lot described in subsection 22.40.810 C.1.

22.44.603 Transfer of development credit program. A. Establishment and Purpose. The Santa Monica Mountains contain thousands of undeveloped private parcels. Many of these parcels are undersized, have development constraints, and are located in sensitive environmental areas. Urban services in the Santa Monica Mountains, such as roads, water lines, and sewers, are limited and are not expected to expand. Continued development in the region will adversely impact the existing infrastructure and the environment; full build-out of all legal parcels would place unsustainable demands on these systems. The transfer of development credit program is established to mitigate the adverse cumulative effects of development in the Santa Monica Mountains by preventing an increase in the net amount of development that could occur, and by encouraging development in areas less constrained by small lot sizes, steep slopes, hazards, and sensitive resources. For each new lot or multi-family unit created, one equivalent lot must be retired. Lots proposed for retirement in satisfaction of the transfer of development credit program will generate a lot retirement credit based on the formula in subsection B.3(a) below. It may take several lots to reach the 1,500 square-foot minimum required to qualify for one lot retirement credit.

B. Lot retirement required.

1. Land divisions.

a. All land divisions shall participate in the lot retirement program.

b. One lot shall be retired for each new parcel to be created (e.g., to divide one parcel into three parcels, two lots must be retired; to divide a combination of three parcels into four parcels, one lot must be retired), ensuring that there is no increase in the number of buildable lots. The size of the new parcels is not a factor for purposes of the calculation.

c. One lot shall be retired for each new residential unit created for a community apartment project or lease project.

2. Multiple dwelling unit development.

a. All two-family residences and apartment houses shall participate in the lot retirement program.

b. One lot shall be retired for each new dwelling unit created based on the calculation described in subsection B.2(c) or B.2(d) of this Section.

c. For projects in which the dwelling units exceed 2,500 square feet of gross structural area (GSA), applicant shall be required to retire sufficient lots to provide one credit for each new unit authorized, minus the number of existing parcels within the project site (e.g., a six-unit project to be sited on two existing parcels requires four credits. GSA is calculated using the formula in subsection A.3 of Section 22.44.826.

d. For projects in which the dwelling units have less than 2,500 square feet of gross structural area, applicant shall be required to retire sufficient lots to provide credits proportionate to the size of the units at a rate of one credit for each 2,500 square feet of GSA.

3. The following credit area calculation shall be performed to determine the credit area generated by a particular small lot:

a. Credit Area = (A/5) x (50-S)/35

Where:

A = the area of the small lot in square feet.

S = the average slope of the small lot in percent. All slope calculations are based on natural (not graded) conditions, as calculated by the formula:

$$S = I \times L/A \times 100$$

Where: S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" feet.

A = the area of the building site in square feet.

b. Prior to credit area calculation where there is any question of geologic stability, the applicant must submit a geologic assessment that determines that

the lot is buildable. One lot retirement credit shall be given for every one full acre of combined small lots, regardless of the current availability of road and water service to such lots.

c. A credit area of 1,500 square feet qualifies for one lot retirement credit. The applicant could receive fractional credit. For instance, a credit area of 750 square feet would qualify for one-half credit. A lot smaller than one acre cannot qualify for greater than one lot retirement credit.

C. Exemptions.

1. Reconstruction following a natural disaster. Existing lawful dwelling units which are destroyed in fires, floods, earthquakes, mudslides, or other natural disasters shall be exempt from the lot retirement program provided that the rebuilt unit conforms to the provisions of subsection 22.44.602 C.

2. Projects exempt under Section 22.56.2290.

D. Qualifying criteria for lots to be retired in donor areas. Lots may be retired only in the donor areas listed below and shall be required to follow the criteria specific to each donor area. These criteria shall not apply to developments subject to the slope intensity formula found in Section 22.44.826 A.

1. Small-lot subdivisions. The criteria for establishing the lot retirement credit for lots in small-lot subdivisions are as follows:

a. Primary areas.

i. The small-lot subdivisions listed below shall be considered primary donor areas:

(A) Fernwood;

(B) Malibu Bowl;

(C) Malibou Lake;

(D) Monte Nido (special language included below);

(E) Topanga Oaks;

(F) Topanga Woods; and

(G) Vera Canyon.

ii. Criteria.

(A) One lot retirement credit shall be given for each lawfully created buildable lot that is served by an existing road and water main, and is not located in an area of landslide or other geologic hazard, with a sum total credit area of at least 1,500 square feet as determined by the credit area formula in subsection B.3 of this Section. As an alternative, the required 1,500 square-foot credit area may be calculated on the basis of 500 square feet of credit area per small lot, provided that each small lot exceeds 4,000 square feet in area and is served by an existing road or water main within 300 feet of the property and is not located in an area of landslide or other geologic hazard.

(B) One lot retirement credit shall be given for any combination of legal lots totaling at least one acre, regardless of current availability of road and water service to such lots.

(C) Monte Nido.

(1) One lot retirement credit shall be given for any two legal parcels in the Monte Nido small-lot subdivision (Zone R-C-10,000) that are contiguous and buildable (i.e., with road access and water main available).

(2) One lot retirement credit shall be given for any five legal parcels in the Monte Nido small-lot subdivision (Zone R-C-10,000) that are not contiguous or are not buildable (i.e., do not have road access or water available).

b. Secondary areas.

i. The small-lot subdivisions listed below shall be considered the secondary donor areas:

(A) El Nido;

(B) Las Flores Heights;

(C) Malibu Highlands

(D) Malibu Mar Vista;

(E) Malibu Vista; and

(F) Old Topanga.

ii. Criteria.

(A) Lot retirement credits shall be granted in secondary areas where all lots to be retired are contiguous and contain Environmentally Sensitive Habitat Areas, Significant Woodlands and Savannas, or Significant Watersheds.

(B) The method of calculating lot retirement credits shall be the same as for primary donor areas except that provisions relating to Monte Nido shall not apply.

2. Parcels containing the Sensitive Environmental Resource Areas (SERA) types listed below, and parcels adjoining Environmentally Sensitive Habitat Areas and parklands.

a. SERA types included:

i. Environmentally Sensitive Habitat Areas (ESHA);

ii. Significant Woodlands and Savannas;

iii. Significant Watersheds;

b. Areas adjoining or within 200 feet of:

i. ESHA;

ii. Public parklands;

c. Criteria. One lot retirement credit shall be given to any parcel up to and including 20 acres in size, where at least 50 percent of the parcel contains one of the areas listed in subsections E.2.a and E.2.b of this section. Parcels larger than 20 acres shall be given one lot retirement credit for each 20 acres, regardless of the amount of SERA contained, and fractional credit for areas less than 20 acres.

E. Procedure.

1. All projects subject to the transfer of development credit program shall submit the following information as part of the coastal development permit application:

a. A calculation of the number of lots that need to be retired to accommodate the proposed project, pursuant to subsection B of this Section;

b. A list by assessor's identification number of the donor lots proposed to be retired;

c. A map showing the locations of the proposed donor lots;

d. A discussion of how the donor lots meet the qualifying criteria for retiring lots in donor areas; and

e. Maps of a scale generally not less than one inch equals 10 feet (1"=10') showing the parcel and building site, existing topographic contours, and both slope and area calculations, prepared by a Licensed Surveyor or Registered Professional Civil Engineer.

2. As part of processing a coastal development permit application subject to the transfer of development credit program, the director shall:

a. Verify the applicant's calculations for the number of lots to be retired;

b. Verify that the proposed donor lots meet the lot retirement criteria; and

c. Include, as a condition of the coastal development permit staff report, the precise number of lots to be retired should the permit be approved.

3. Lot retirement process.

a. The applicant must submit evidence of the purchase of the number of legal lots or parcels within the prescribed donor areas necessary to meet the lot retirement credits for the project. The applicant need not purchase the lots or parcels outright, but may instead acquire only the right to extinguish the development potential as described below. The applicant shall provide evidence that the property owner of the donor lots authorizes participation in the lot retirement program.

b. In order to generate a lot retirement credit, the potential for development must be permanently extinguished on all lots or parcels used for each credit. There are two parts to this requirement. The applicant (or owner of the donor parcels or lots) must:

i. Record a deed restriction over all subject retired lots. The deed restriction does not allow public use of the lots but only ensures that the restriction on residential development can be enforced. These are enforceable

restrictions that affect the value of the property for property tax purposes; therefore, the lots will be taxed only on their residual open space value once the County Assessor is notified by the owner; and

ii. Combine the subject parcels or lots (used to generate the credit) with adjacent, already-developed, unrestricted lots or with adjacent lots that can be developed because they are served by an existing road and water main and are not located in an area of landslide or other geologic hazards. The combination shall be accomplished by reversion to acreage or certificate of compliance procedures.

c. In lieu of recording a deed restriction and combining parcels, there may be occasional cases where one or more of the donor parcels or lots offer significant recreational potential (e.g., hiking trail or parking area). In such cases, the owner of the donor parcels or lots may be able to donate the lots if any appropriate land management agency is willing to assume responsibility for the public use. Such a dedication would be entirely voluntary by the owner.

d. All of the above procedures must be approved by County Counsel for form and legal sufficiency in order to assure that the purposes intended are accomplished. The deed restrictions must occur with land free of prior encumbrances except tax liens. Any offer of donation must be accepted by a public agency or private association approved by the director, prior to commencing with any development authorized by the coastal development permit.

e. The applicant shall submit evidence to the director that the lot retirement procedures have been completed as required in this Section.

4. Upon receiving notification from the applicant that the lot retirement procedures have been completed, the director shall verify that the development potential on the lots has been retired and authorize recording of the land division map or issuance of building permits.

5. The applicant must complete the lot retirement process contained in this Section in order to receive an approved coastal development permit.

22.44.604 Vegetation management and landscaping.

A. Vegetation management.

1. New development and associated vegetation clearance shall not extend within 100 feet of the outer edge of a riparian canopy or wetland area, or within 100 feet of the outer edge of a stream bank if no riparian canopy exists.

2. At no time shall clearing to bare earth or discing be acceptable methods of vegetation removal and/or maintenance within fuel modification areas.

3. The removal or reduction of locally-indigenous vegetation is prohibited except for the following:

a. Vegetation removal for construction of an approved, permitted structure or use.

b. Vegetation thinning for the purpose of complying with County regulations relating to brush clearance for fire safety.

c. Vegetation removal or thinning on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses.

d. Vegetation removal or thinning by a public utility on rights-of-way or property owned by such utility, or on an easement providing access to such rights-of-way.

4. Vegetation that must be removed in order to repair underground facilities such as plumbing or onsite wastewater treatment systems may be replaced with vegetation equivalent to that which was removed.

5. The removal of vegetation shall be undertaken outside of the growing season of the vegetation.

6. Locally-indigenous vegetation destroyed during the development process shall be mitigated on site where possible, and if not possible, mitigated in a location identified by staff or ERB as a suitable site with similar conditions to support the community to be reestablished or enhanced.

B. Landscaping. These provisions shall apply to new developments and to existing developments which propose to landscape previously-undisturbed areas, but shall not apply to replacement of landscaping that existed prior to the effective date of this Part 9 of Chapter 22.44.

1. Landscape plans shall be submitted with an application for new development. The landscape plans shall include a scale map of the project site that

shows the location, species, and size of each plant to be included in the site landscaping.

2. Landscape new or improved roadways and/or other public infrastructure projects only with locally-indigenous plant species that are site-appropriate and conform to the surrounding landscape. Appropriate species are listed in the *Recommended Plant List for the Santa Monica Mountains (Plant List)*, maintained by the Director.

3. The applicant for a coastal development permit shall identify all existing oak habitat (*Quercus* sp) on the project site, and shall identify any oak habitat proposed for removal or subject to encroachment from development. Applicants must identify all existing oak trees greater than five inches in diameter as measured four and one-half feet above grade, proposed oak trees, and any oak trees proposed for removal or subject to encroachment and show them on the landscape plan. Applicants whose project will not be reviewed by ERB must identify all existing oak habitat and proposed oak trees and any oak trees proposed for removal or subject to encroachment and show them on the plot plan.

4. All provisions of Section 22.56.2050 - 22.56.2260 shall apply; however, indigenous oak species (*Quercus* sp.) voluntarily planted – as identified on the landscape plan and verified by staff – shall be exempt from the Oak Tree Ordinance. Voluntary planting status shall be passed down to future owners.

5. All topsoil removed during the grading and development process shall be preserved and maintained on the project site. Appropriate measures shall be taken to protect the preserved soil from erosion and runoff through such measures as tarping, silt fencing, and sandbagging soil, and the topsoil shall be reused in post-construction landscaping.

6. Plantings shall be supplemented with a mycorrhizal inoculant, preferably oak leaf mulch or from clippings of locally-indigenous species lawfully removed from the site or from sites within the Santa Monica Mountains, at the time of planting to help establish plants.

7. Landscape areas shall be designed to minimize water runoff.

8. Irrigation water shall be used only for those species that require supplemental water. Whenever feasible, utilize drip irrigation systems.

9. Plant species listed on the *Plant List* that are known to stabilize soils shall be used in all hillside areas where the slope is greater than 20 percent.

10. Avoid or minimize pesticide use in landscape and revegetation areas.

11. The landscape plan shall identify existing and proposed landscaping, shall specifically identify locally-indigenous vegetation, and shall list the type and describe the current condition of the existing locally-indigenous vegetation.

C. Fuel Modification Zones

1. Fuel modification zones as defined by the Fire Department consist of:

a. Fuel Modification Zone A, Irrigated Zone – 20 feet offset from structures that require fuel modification as per the Fire Department;

b. Fuel Modification Zone B, Thinning Zone – up to 80 feet offset from Zone A; and

c. Fuel Modification Zone C, Interface Zone – up to 100 feet offset from Zone B.

2. Revegetation of disturbed areas shall predominantly include locally-indigenous, drought-tolerant vegetation in accordance with specific standards outlined in the Fuel Modification Zones, and shall incorporate existing or salvaged locally-indigenous vegetation whenever feasible.

3. Landscape materials for the various fuel modification zones shall be consistent with the designated Fuel Modification Zone as listed in the *Plant List*.

a. Fuel Modification Zone A, the Irrigated Zone, shall extend 20 feet from every structure requiring fuel modification, as determined by the Fire Department, and shall be cleared of all vegetation except for low-growing plant species. Plant species used in Zone A may include non-invasive ornamental plant species, including turf, but shall maximize the use of those species appropriate for Fuel Modification Zone A, as outlined in the *Plant List*.

b. Fuel Modification in Zone B, the Thinning Zone, requires the thinning of all species to eliminate fuel ladders and excessive flashy fuels. Thinning of species identified as having significant biological significance shall be minimized. Except for turf as allowed in subsection 5 below, plant species used in Zone B shall be restricted to locally-indigenous species, as specified in the *Plant List*.

c. Fuel Modification in Zone C, the Interface Zone, is restricted to limited plant thinning while minimizing further introduction of new plant species. The primary goal is to remove the understory and intervening flashy fuels. However, should additional revegetation be necessary, species used shall be limited to those in the *Plant List*.

4. Species identified in the *Plants to Avoid in the Santa Monica Mountains* list found in Appendix A of the Santa Monica Mountains Local Coastal Program Technical Appendices are prohibited.

5. Irrigated lawn, turf, or groundcover shall be selected from the most drought-tolerant species, subspecies, or varieties and is limited to no more than 50 feet from the primary residence.

6. Public improvement projects shall be landscaped with non-invasive locally-indigenous plant species, compatible with the surrounding area, and chosen from those species found in the *Plant List*.

7. Landscaping on slopes 20 percent or greater shall be restricted to those species in the *Plant List* identified as having slope stabilizing capabilities. Low-growing succulents shall not be used on slopes greater than 20 percent.

8. Locally-indigenous vegetation shall be used to provide a buffer of at least 200 feet between project areas and open space or parkland areas, if possible. Fuel modification shall not extend into open space or parkland. Only plants acceptable for Fuel Modification Zones B and C as per the *Plant List* shall be permitted in open space or parkland buffer areas.

9. Imported soil should be free of exotic invasive plant species and should come from a source local to the Santa Monica Mountains.

10. Landscape planting on all areas disturbed by construction activities, or by fuel modification or brush clearance activities, shall be installed prior to the subsequent rainy season.

11. Locally-indigenous vegetation in riparian areas shall not be disturbed unless part of an approved development project. All vegetation planted in a riparian area for purposes of revegetation must be locally-indigenous species native to that specific plant community, and invasive riparian species shall not be further propagated.

22.44.605 Height limits. A. Except as listed in subsection B of this Section, every residence and every other building or structure in the Santa Monica Mountains Coastal Zone shall have a height not to exceed 30 feet above natural grade, excluding wireless telecommunication facilities, chimneys, solar panels, and rooftop antennas. Where a taller structure would result in less land alteration and fewer impacts to environmental resources, for example on a downslope development, a building or structure shall not exceed 35 feet above natural grade.

B. Every residence and every other building or structure on a Significant Ridgeline, in a Scenic Element, or located within 500 feet of and visible from a Scenic Route, shall have a height not to exceed 20 feet above natural grade, excluding chimneys, solar panels and rooftop antennas.

C. Chimneys, solar panels and rooftop antennas may extend a maximum six feet above the permitted height of the structure.

22.44.606 Grading. A. Intent and Purpose. The purpose of these regulations shall be to preserve, to the greatest extent possible, the existing natural features of hillside areas by minimizing grading.

B. No grading permit shall be issued for development associated with a land division prior to the recordation of the final map, except as specifically authorized by the conditions of an approved tentative map.

C. A coastal development permit as provided in Part 17 of Chapter 22.56 shall be required for grading on a lot or parcel of land, or in connection with any project, as follows:

1. For amounts greater than 30 and less than 50 cubic yards of total cut plus total fill material, an administrative coastal development permit.

2. For amounts equal to or greater than 50 but not exceeding 5,000 cubic yards of total cut plus total fill material:

a. An administrative coastal development permit if the project does not require an oak tree permit pursuant to Part 16 of Chapter 22.56, or is not located within a Scenic Resources Area as shown on Map 3 of the Santa Monica Mountains Coastal Zone Plan;

b. A minor coastal development permit if the project does not meet the standards of subsection 2.a above.

3. For amounts greater than 5,000 cubic yards of total cut plus total fill material, a major coastal development permit.

4. For purposes of computing the cubic yard threshold amount, grading necessary to establish a turnaround required by the County Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. In addition to the requirements of Section 22.56.2410, findings shall be made that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project such as, but not limited to, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street traveled by the public. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of visual quality and rural community character through design features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally-indigenous vegetation for concealment of the project. A list of locally-indigenous vegetation appropriate for this Community Standards District shall be maintained by the director.

D. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.

E. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

F. Grading for temporary roads necessary for geologic, hydrologic, or similar testing purposes shall be conditioned to restore and replant all graded areas to a natural condition if the site is not developed within one year of the issuance of the coastal development permit for the grading.

G. Grading in areas that have a slope of 50 percent or greater shall be prohibited, unless required for safety reasons or if it would be more protective of coastal resources.

H. Any amount of legal grading that has occurred on a lot or parcel of land, or in conjunction with a project, prior to the effective date of the ordinance adding these subsections, shall not be counted toward the grading thresholds set forth in those subsections. Proof that such grading was legal shall be demonstrated to the director prior to the commencement of any construction activity. Any grading on a lot or parcel of land, or in connection with a project or any subsequent project, which is undertaken at any time after the effective date of the ordinance adding subsections C and D above, other than grading completed for a project described in Section 22.44.601, shall be counted cumulatively toward the grading thresholds set forth in those subsections.

22.44.607 Exterior lighting. Exterior lighting (except traffic lights, navigational lights, and other similar public safety lighting) shall be minimized, restricted to low intensity features, shielded, and concealed to the maximum feasible extent so that no light source is directly visible from public viewing areas.

A. Permitted lighting shall conform to the following standards:

1. The minimum lighting necessary shall be used to light walkways for entry and exit to structures, including parking areas, on the site. This lighting shall be directed downward and use incandescent bulbs that do not exceed 60 watts, or bulbs generating the equivalent amount of lumens, unless a higher wattage is authorized by the planning director.

2. Security lighting shall be attached to the residence, controlled by motion detectors, and limited to no more than 60 watts or the equivalent.

3. If installed, the minimum lighting necessary shall be used to delineate a driveway. That lighting shall be limited to no more than 60 watts, or the equivalent.

4. Street lights shall be fitted with full cut-off flat glass bulbs, at the minimum wattage required for the darkest areas. Shielding shall only be required for street lights if necessary to eliminate direct glare onto a residence.

B. Night lighting is prohibited:

1. Around the perimeter of the site.

2. For aesthetic purposes.

3. From spilling onto adjoining open space areas, including, but not limited to, environmentally sensitive habitat areas and wildlife corridors.

C. Night lighting for sports courts or other private recreational facilities shall be full cut-off flat glass bulbs, and shall be shielded to prevent light from spilling outside the court or arena used for the recreational activity. This lighting shall be on a timer, and lighting shall not be on between the hours of 10:00 p.m. and 6:00 a.m.

D. Prior to issuance of a coastal development permit, the applicant shall be required to execute and record a deed restriction reflecting the above restrictions. Public agencies shall not be required to record a deed restriction but may be required to submit a written statement agreeing to any applicable restrictions above.

22.44.608 Signs. In addition to the signs listed in Section 22.52.990, the following signs are prohibited:

A. Outdoor advertising displays, structures, or signs.

B. Billboards.

C. Exposed neon, flashing, or scintillating signs, except for public service time and temperature signs, which shall not be flashing, animated, or revolving in nature.

D. Revolving signs.

E. Any placard, bill, card, poster, sticker, banner, sign, advertising, or other device affixed or attached to or upon any public street, walkway, crosswalk, other rights-of-way, curb, lamppost, hydrant, tree, telephone booth, utility pole, lighting system, or any fixture of the police or fire alarm system.

F. Automatic changing signs or electronic message center signs, except for public service time and temperature signs, and public safety signs such as changeable traffic message signs.

G. A portable freestanding sign or any sign placed within, affixed, or attached to any vehicle or trailer on a public right-of-way, or on public or private property, for the purpose of advertising an event or attracting people to a place of business, unless the vehicles or trailer is used in its normal business capacity and not for the primary purpose of advertising an event or attracting people to a place of business.

H. Signs or sign structures which by color, wording, or locations resemble or conflict with traffic control signs or devices.

I. Signs that create a safety hazard by obstructing the line of sight of pedestrian or vehicular traffic.

J. Signs for the purpose of commercial advertising created by the arrangement of vegetation, rocks, or other objects such as on a hillside visible to pedestrians or motorists.

K. Internally lighted signs.

22.44.609 Schools. All schools shall be subject to the following standards:

A. A major coastal development permit shall be required for all schools, grade K through 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained.

B. In addition to the provisions of Part 17 of Chapter 22.56, the following conditions shall be required for all schools:

1. In addition to the information required in the application by Sections 22.44.516 B, 22.56.2310 and 22.56.2320, the applicant shall submit an evacuation/emergency plan for approval of the Fire Department. No coastal

development permit for a school shall be issued without an evacuation/emergency plan approved by the Sheriff and Fire Departments.

2. The school shall be located on a major or secondary highway or a parkway unless the Fire Department approves the location on a street of sufficient right-of-way and pavement width that connects to a highway or parkway. Schools that are located on a street, rather than on a highway or parkway, shall have a second route of access to a highway or parkway that is approved by the Fire Department.

3. The school's design, siting, buffering from adjoining properties, scale, and enrollment shall be such that it will integrate the use with the existing uses in the surrounding area.

4. No amplified sound shall be generated between the hours of 8:00 p.m. and 8:00 a.m. All school bells shall be placed so that they face away from residential areas. School bells shall not sound on Saturdays and Sundays.

5. Night lighting shall be limited to the minimum necessary for safety and security. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. All light standards visible to the general public shall be consistent with the overall architectural style of the school with respect to design, materials, and color. Athletic field lighting is not permitted.

6. All required parking shall be kept clear and open for staff, students, and guests.

7. The staggering of morning drop-off and afternoon pick-up hours of operation shall be coordinated with the operating hours and drop-off and pick-up hours of nearby schools.

8. An on-site pick-up and drop-off area shall be of sufficient size to prevent vehicles from backing up onto and blocking the roadway.

9. Landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, and fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

10. Hazardous materials shall not be stored or use on the subject property, except for typical household materials.

11. All sound-producing and view-impacting outdoor equipment such as air conditioners and other roof or ground-mounted operating equipment shall be screened to minimize noise and viewshed impacts to adjacent properties. Coloring shall blend with the surrounding facilities.

12. The Department of Regional Planning shall be provided with a valid state license to operate the facility, or proof of exemption from such license, prior to the issuance of the coastal development permit.

13. The Department of Regional Planning shall be provided with a copy of the accreditation documentation when such accreditation is obtained. In order for the coastal development permit to be in full force, the school shall continue to be accredited and offer instruction required to be taught in the public schools by the Education Code of the State of California.

22.44.610 Crops. The growing of crops is subject to the following limitations and conditions:

A. Runoff shall be diverted, with a berm or other such measure, around the storage or disposal area for waste, compost, fertilizer, amended soil products, and/or any other byproducts of agricultural activities.

B. Crops shall be a minimum of 100 feet from an ESHA. Crops shall be a minimum of 50 feet from any riparian habitat that is not a designated ESHA, and from a drainage course or lake.

C. Only wildlife-permeable fencing is allowed around the perimeter of the area on which crops are grown.

D. Runoff, waste, and waste byproducts must be contained on the area on which crops are grown and disposed of in a manner that does not negatively impact coastal resources.

E. Incorporate the following best management practices to minimize direct loading of fertilizers, chemicals, and other agricultural products, runoff, and sediments offsite:

1. Stockpiled dirt shall be protected from erosion by using tarps and jute netting to cover the pile;

2. Waste, compost, oils, chemicals, fertilizers, and other similar materials shall be stored in a sealed area, inside a structure or in a covered container with an impervious bottom surface; and

3. Waste, compost, oils, chemicals, fertilizers, and other similar materials shall be stored at least 100 feet away from any ESHA, natural drainage course, or any underground water source used for human consumption.

22.44.611 Fences, gates, and walls. New fences, gates, and walls shall be subject to the following standards:

A. Fencing is permitted:

1. Surrounding the immediate development to the extent of Fuel Modification Zone A and shall be solely for safety purposes. Perimeter fencing of a parcel is prohibited; and

2. For animal containment facilities, subject to the provisions of Section 22.44.700.

B. Fencing is allowed within an ESHA or Significant Woodland and Savanna only when determined by the director to be necessary for public safety or habitat protection and/or restoration. Permitted fencing shall be constructed from wildlife-permeable materials not exceeding four feet in height, except where temporary fencing is required to keep wildlife from restoration areas.

C. Only fencing that is wildlife-permeable may be located within 50 feet of a riparian forest canopy.

D. Fences and walls shall not be constructed or topped with spikes, wire, barbs, razors, or any other similar material.

E. Retaining walls outside of yard setbacks shall not be more than 10 feet in height. Retaining walls within yard setbacks shall be subject to the provisions of Section 22.48.160.

F. Walls more than 10 feet in length shall be divided into sections and made of materials similar in appearance to surrounding elements.

G. Walls shall be placed so they do not obscure views of Scenic Elements or from Scenic Routes as identified in the Coastal Zone Plan.

H. Slopes utilizing retaining walls shall be terraced and landscaped with locally-indigenous and site-appropriate landscape species. Such revegetation efforts shall be completed before the rainy season, which is October 15 through April 15 of the subsequent year. Landscaping shall screen the wall.

I. Gates, walls, fences, guardhouses, barriers, or other structures designed to regulate or restrict pedestrian access within private street easements where they have the potential to limit, deter, or prevent public pedestrian access to the shoreline, trails, or parklands where adjudicated prescriptive rights exist are prohibited.

J. Gates, walls, fences, guardhouses, barriers, or other structures that prevent the movement of wildlife through developed areas to access adjacent open space resources are prohibited.

K. Gates must be wildlife-permeable, and should only be allowed on roads or driveways that provide access to one property.

22.44.612 Construction colors, materials, and design. Building construction shall be subject to the following standards:

A. The use of highly reflective materials is prohibited, except for window glass and solar energy devices;

B. The walking surface of a deck with underpinnings visible from outside the parcel should not exceed a height of six feet above grade. Decks shall be integrated into the architecture of the house.

C. Minimize the apparent size of exterior wall surfaces visible from offsite by using landscaping and/or other means of horizontal and vertical articulation to create changing shadow lines and break up the appearance of massive forms.

D. The vertical distance between the lowest point where the foundation meets grade and the lowest floor line of the structure shall be the minimum necessary for safety purposes.

E. Utilize the following strategies to minimize the impacts of development in hillside areas:

1. Building sites shall be oriented to maximize the preservation of natural topography and groundcover;

2. Building sites, streets, and driveways shall be sited and designed to minimize grading alterations and mimic the natural contours of the hillsides;

3. Stepped design should be utilized in topographically steep or complex areas, unless another design would require less land alteration;

4. Cantilevers shall be designed so that they appear to blend into the environment as seen from Scenic Routes;

5. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;

6. Terraced slopes resulting from grading shall be landscaped with locally-indigenous plants of varying types, density, and form;

7. Design new water tanks in scenic areas visible from scenic roads or public viewing areas to be partially below grade, where feasible. The above-ground portion shall be painted with colors that are similar to the surrounding landscape, including shades of green, brown, and gray. Landscape screening may also be required in areas of high scenic value; and

8. Development shall be sited and designed in a manner that minimizes visual impacts to existing trails and recreational facilities.

9. Support structures for gates must be natural in appearance (e.g., rock or wood).

22.44.613 Wireless telecommunication facilities. New wireless telecommunication facilities not located within the right-of-way shall be subject to the following standards:

A. All new wireless telecommunication facilities located within the Santa Monica Mountains Coastal Zone shall require a minor coastal development permit.

B. All new wireless telecommunication facilities shall be subject to environmental review by the staff biologist. The director may require such a facility to receive further review by the ERB.

C. All equipment for new wireless telecommunication facilities, including but not limited to cables and equipment boxes, shall be placed underground when feasible.

D. Facilities shall be designed to be as visually unobtrusive as possible. Colors and designs must be integrated and compatible with existing on-site and surrounding buildings and/or uses in the area. Facilities shall be sited to avoid or minimize obstruction of views from adjacent properties.

E. Site location and development shall preserve the pre-existing character of the site as much as possible. Existing vegetation shall be preserved or improved, and disturbance of the existing topography of the site shall be minimized.

F. All wireless telecommunication facilities shall be unlit, unless co-located with an existing lighted pole.

G. Site equipment shall be limited to the housing of radio, electronic, and related equipment necessary to that site and not used for storage of equipment. If feasible, the base station and all wires and cables necessary for the operation of the facility shall be placed underground so that the antenna is the only portion of the facility that is above ground.

H. All ground-placed wireless telecommunication facilities shall be screened with vegetation or natural-appearing materials, and pole-mounted facilities shall blend with the surroundings, to the fullest extent possible, and be located to minimize visibility from surrounding areas and right-of-ways.

I. The use of colors and facility designs shall be compatible with surrounding vegetation or buildings and shall prevent the facility from dominating the surrounding area.

J. All equipment, antennas, non-wooden poles, or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts.

K. All wireless telecommunication facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or nuisances.

L. All wireless telecommunication facilities shall be maintained on a regular basis. Maintenance shall include painting and the care and replacement of dead or diseased landscaping.

M. All equipment, antennas, poles, towers, artificial screens, or any other equipment related to the operation of the wireless telecommunication facility shall be removed by the service provider/permittee within 30 days of the site no longer being used.

N. All new wireless telecommunication facilities shall be sited as far from residences as possible, while maintaining adequate signal strength.

22.44.614 Water Resources. A. All new development shall be evaluated for potential adverse impacts to water quality and water resources. The applicant shall consider site design, source control, and treatment control best management practices (BMPs) in order to minimize or prevent polluted runoff and water quality impacts resulting from the development. BMPs shall be incorporated into the project design in the following progression: (1) site design BMPs, (2) source control BMPs, and (3) treatment control BMPs. Examples of these BMPs can be found in Appendix H of the Santa Monica Mountains Local Coastal Program Technical Appendices.

B. Development on slopes over 15 percent shall comply with the following:

1. Soils shall be stabilized and infiltration practices incorporated during the development of roads, bridges, culverts, and outfalls to prevent stream bank or hillside erosion. Project plans must include the following BMPs to decrease the potential of slopes and/or channels from eroding and impacting stormwater runoff:

a. Convey runoff safely from the tops of slopes into natural drainages. Artificial drainage outlets shall not discharge onto slopes.

b. Utilize natural drainage systems to the maximum extent feasible.

c. Stabilize permanent channel crossings.

d. Vegetate slopes with locally-indigenous, drought-tolerant vegetation.

e. No erosion shall occur at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels. Vegetation, such as willow trees, shall be utilized as the primary erosion-control device.

2. Additional measures to prevent downstream erosion, such as contour drainage outlets that disperse water back to sheet flow, shall be implemented for projects discharging onto slopes greater than 10 percent.

3. New development on slopes over 15 percent, or on sites with low permeability soil conditions, or areas where saturated soils can lead to geologic instability shall incorporate BMPs that do not rely on or increase infiltration.

C. New development shall provide a buffer of at least 100 feet in width from the outer edge of the bank of a stream. Where riparian vegetation is present, the buffer shall be measured from the outer edge of the canopy of riparian vegetation.

D. Streambeds and streams.

1. Site grading shall be accomplished in accordance with the stream protection and erosion provisions of this Chapter.

2. Streambeds shall not be altered except where consistent with Section 30236 of the Coastal Act. Road crossings shall be minimized and where considered necessary should be accomplished by installation of a bridge. Removing trees to accommodate the bridge shall be avoided.

3. Filling of "blue line" streams designated on maps of the U.S. Geological Survey, and/or streambeds with a defined bed and bank, and/or that support riparian vegetation, and/or that contain hydric soils, shall be prohibited.

E. When a water well is proposed to serve a project, the applicant shall be required to do a test well and provide data relative to depth of water, geologic structure, production capacities, degree of drawdown, etc. The data produced from test wells shall be aggregated to identify cumulative impacts on riparian areas or other coastal resources. Once sufficient cumulative data is available to make accurate findings (to be determined by the director), to approve a well the County must find that neither individual nor cumulative impacts will cause significant adverse impacts on coastal resources.

F. Pools and spas shall comply with the following:

1. Alternative sanitization methods shall be used, which may include no-chlorine or low-chlorine sanitization methods.

2. The discharge of chlorinated pool water into a street, storm drain, creek, canyon, drainage channel, or other location where it could enter receiving waters shall be prohibited.

G. Proposed development projects shall obtain approval of design and financial arrangements from the local water purveyor for the construction of water and, if applicable, sewer facilities prior to either recordation of subdivisions, or issuance of grading or building permits, if a subdivision is not involved.

22.44.615 Hillside management. New development in the Coastal Zone shall not be subject to the hillside management provisions of Section 22.56.215. The following provisions shall apply to all property containing any area with a natural slope of 15 percent or more:

A. Prior to the relocation of two or more property lines between three or more contiguous parcels, or approval of a minor land division or subdivision, a major coastal development permit shall be applied for and approved as provided by Part 17 of Chapter 22.56 and Section 22.44.516.

B. Hillside homes shall incorporate gutters, downspouts, or other appropriate means of roof drainage designed to direct water to a retention basin or a collector system.

C. Hillside homes shall be sited to protect views of points of interest, adjacent hills, trails, and open spaces, and to minimize obstruction of views from other homes.

D. Landscaping permitted on a hillside for restoration, revegetation, or erosion control purposes shall consist of locally-indigenous, drought-tolerant plant species.

E. For permitted grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. All measures for removing sediments and stabilizing slopes shall be in place prior to or concurrent with any on-site grading activities.

F. All structures on lots in hillside areas shall be clustered if clustering is shown to decrease the overall need for grading.

G. In locating building pads, public safety and environmental resource protection shall have priority over scenic resource preservation.

H. Buildings shall be constructed on multilevel pads, where occupant safety and accessibility are not compromised, to minimize grading and disturbance of biological resources.

22.44.616 Trail and resource protection requirements. As part of the coastal development permit process, the decision-making body shall review the proposed development to determine the most appropriate means to protect trails and resources.

A. Trails. Depending on the size, location, impacts, and intensity of the proposed development with respect to trails depicted on Map 4 Recreation of the Coastal Zone Plan, one of the following may be considered:

1. The location of the trail may be revised after consultation with the County Department of Parks and Recreation;

2. The development may be set back from the trail;

3. A trail easement; or

4. A trail dedication.

B. Resource protection. The decision-making body shall consider a recommendation by the staff biologist or Environmental Review Board for open space easements or deed restrictions, and shall impose the appropriate requirement to protect resources and minimize impacts on the habitat.

22.44.617 Low- and moderate-income housing. A. As a condition of project approval, the applicant for demolition of housing occupied by low- and moderate-income households shall be required to replace each of the affordable housing units. As such, the applicant shall obtain the necessary permits, including building permits, for the replacement units prior to issuance of the demolition permit.

B. As a condition of project approval, the applicant shall record a deed

restriction stating that the replacement unit(s) shall be sold, let, or leased only to those households which qualify as low or moderate income. Conversion, re-sale, or sub-letting of the units shall not alter this restriction.

22.44.618 Additional dwelling units. A. The following additional dwelling units shall contain no more than 750 square feet of floor area, and must have an onsite wastewater treatment system (OWTS) that is separate from the OWTS for the primary residence:

1. Caretaker's residence;
2. Caretaker's mobilehome; and
3. Senior citizen's residence.

B. Second units.

1. In lieu of the provisions of subsections B and C of Section 22.52.1730, the provisions of this section shall apply if a second unit's building site, as defined in Section 21.08.040 of this code, is located:

a. Inside a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 of this code;

b. Within an area not served by a public sewer system; or

c. Within an area not served by a public water system.

2. The applicant shall obtain a major coastal development permit, as provided in Part 17, Chapter 22.56. A mandatory condition of the permit shall require the applicant to retire one lot in accordance with Section 22.44.603.

3. The development standards in Section 22.52.1750 apply unless modified as follows:

a. Rural Area. The term "rural area" includes any area within the "Rural Village" land use category on the Land Use Policy Map of the Coastal Zone Plan.

b. Single-Family Residence Standards. A second unit shall comply with the development standards for a single-family residence set forth in the applicable zone in which the structure is located.

c. Street Access. The lot or parcel of land on which the second unit is located shall take vehicular access from a street or highway with a right-of-way of at least 60 feet in width.

d. Floor Area. The maximum floor area for a second unit shall be 750 square feet.

e. Height. The maximum height of a second unit shall be as specified in Section 22.44.605.

4. The provisions of Section 22.52.1770 shall apply except that a major coastal development permit is required in lieu of a conditional use permit. The following additional requirements shall apply:

a. A proposed second unit in a Very High Fire Hazard Severity Zone that uses a shared driveway or that is located on a flag lot shall have conceptual approval of the suitability of its access by the Fire Department; the actual access road shall be at least 20 feet in width and shall be improved with all-weather surfacing.

b. A proposed second unit in an area with no public sewer system shall have a separate onsite wastewater treatment system approved by the Department of Health Services and the Department of Public Works.

c. A proposed second unit in an area with no public water system shall comply with the provisions of Section 22.56.1764, except that a major coastal development permit is required in lieu of a director's review.

5. A second unit shall not be considered a principal permitted use.

22.44.619 Yard modifications authorized. A. Any person desiring a modification to yard or setback regulations may file an application for a minor coastal development permit, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by the Director, Hearing Officer, or Regional Planning Commission on an application requesting the same, or substantially the same modification. This subsection applies only to yard requirements. A request for a modification to yard or setback regulations in the Malibou Lake Area shall be subject to the provisions of subsection C.2 of Section 22.44.827.

B. In addition to the requirements of Part 17 of Chapter 22.56 and Section

22.44.516, the Hearing Officer shall consider a request for modification to yard or setback regulations subject to the provisions of Section 22.48.180.

22.44.620 Parks, trails, playgrounds, and beaches. A. Property in any zone may be used for parks, trails, playgrounds, and beaches, with all appurtenant facilities and uses customarily found in conjunction therewith, subject to the provisions of Sections 22.44.621, and the prohibited uses provisions of the underlying zone, provided that either a waiver or a coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit, unless an exemption has been granted pursuant to subsection B below.

B. Exemptions. In addition to the exemptions provided for in Section 22.56.2290, a coastal development permit shall not be required for parks, trails, playgrounds and beaches with development that is limited to the following appurtenant facilities and uses customarily found in conjunction therewith, provided that no grading, removal of locally-indigenous vegetation, or streambed alteration is necessary, and as long as there are no impacts to sensitive habitat:

-- Existing, legally-established single-family residence utilized as a residence and/or office for rangers or other staff.

-- Existing, legally-established structures utilized by park personnel where no change in the intensity of use or physical development is occurring.

-- Informational kiosks less than 120 square feet in size.

-- Movement or installation of boulders to delineate parking areas or for resource protection.

-- Parking areas, less than 10 spaces, on existing unpaved areas.

-- Portable toilets.

-- Traffic control and park regulatory signs.

-- Trash receptacles.

-- Temporary uses open to the public for activities that are resource-dependent or intended to enhance the resource, including but not limited to events for

trail maintenance, litter removal, and invasive vegetation removal, as long as the uses meet the following conditions:

1. Sufficient parking for the temporary use is available on site. Onsite parking shall be of sufficient size to prevent vehicles from parking on the roadway.

2. No outdoor amplified sound shall be generated between the hours of 8:00 p.m. and 8:00 a.m.

3. The temporary use is conducted for no more than six weekends or seven days during any 12-month period except when a longer time period is approved pursuant to Section 22.56.1885. "Weekend" means Saturday and Sunday, but national holidays observed on a Friday or Monday may be included.

C. Uses subject to administrative coastal development permits. The following uses associated with parks, trails, playgrounds, and beaches shall require an administrative coastal development permit:

-- Equestrian facilities, including corrals and stables, utilized by public safety personnel and to support educational programs dependent on equestrian activities, subject to the provisions of Section 22.44.700.

-- Parking on unpaved areas, 10 to 24 spaces.

D. Uses subject to minor coastal development permits. The following uses associated with parks, trails, playgrounds, and beaches shall require a minor coastal development permit:

-- Parking on unpaved areas, 25 or more spaces.

-- Parking on new paved areas, fewer than 25 spaces.

-- Private temporary uses.

-- Structures, new, from 120 square feet to less than 3,000 square feet of gross area.

E. Uses subject to major coastal development permits. The following uses associated with parks, trails, playgrounds, and beaches shall require a major coastal development permit:

-- Parking on new paved areas, 25 or more spaces.

-- Structures, new, with 3,000 square feet or more of gross area.

22.44.621 Prohibited uses. The following uses are prohibited in the Santa

Monica Mountains Coastal Zone:

- Adult residential facilities, seven or more persons.
- Airports.
- Cemeteries.
- Dairies.
- Explosives storage.
- Family child care or day care homes having more than 14 persons.
- Fairgrounds of a public character, when permanently located.
- Feed mills.
- Golf courses, new, after the effective date of the ordinance establishing this prohibition, including the customary clubhouse and appurtenant facilities.
- Golf driving ranges.
- Grading projects, off-site transport.
- Grading projects, on-site.
- Group homes having more than 14 persons.
- Heavy equipment training schools.
- Heliports.
- Hotels.
- Land reclamation projects.
- Landing strips.
- Logging operations.
- Motorized off-road vehicles in ESHA or on the area's trail system.
- Oil wells.
- Oil and gas drilling.
- Residential care facilities.
- Solid fill projects.
- Subdivision directional signs.
- Surface mining operations.
- Theaters, drive-in.

22.44.622 Incentive program for certain development actions. A. Purpose and intent. The purpose of offering incentives for certain actions associated with development in the Santa Monica Mountains Coastal Zone is to encourage voluntary actions that further the goals of the Santa Monica Mountains Local Coastal Program.

B. The action taken by the applicant must be voluntary, and not required as a condition of approval for a coastal development permit.

C. Action by Applicant. Subject to the approval of the director, actions that qualify for participation in the incentive program are:

1. Retirement of development rights on a legally-created parcel. At least one buildable parcel located in the Santa Monica Mountains Coastal Zone must have its development rights retired. For the purposes of this provision, a buildable parcel is one that is legally created, served by an existing road and water main, is not located in an area of landslide or other geologic hazard, and can accommodate an onsite wastewater treatment system if not served by a municipal sewer system. The retired parcel does not need to adjoin the parcel on which development is proposed. The development rights may be retired by:

a. Merger of legally-created parcels through a certificate of compliance;

b. Deed restriction of a legally-created parcel to prevent future development; or

c. Dedication of a legally-created parcel for the purpose of providing open space, accepted by a receiving land conservation agency.

2. Construction of an access road less than 300 feet in length. Only parcels that have the potential for an access road to exceed 300 feet in length qualify for this action.

3. Dedication of an irrevocable, nonexclusive ingress and egress easement for the purpose of providing access to publicly-owned open space, accepted by a receiving land conservation agency.

4. Dedication of a trail or trail easement accepted by a receiving land conservation agency.

D. Incentive. Any one incentive listed below may be chosen for any one qualifying action, except as specified below. Only one incentive may be taken.

1. 7,000 cubic yards of grading is permitted before a Major Coastal Development Permit is required.

2. 15,000-square-foot building site is permitted in Significant Watersheds or Significant Woodlands and Savannas.

3. 20,000-square-foot building site is permitted in Watersheds.

4. 30-foot setback is permitted from a Significant Ridgeline.

5. Structure height up to 35 feet is permitted, except in a Scenic Element, along a Scenic Route, or on a Significant Ridgeline.

E. Multiple incentives. If an applicant takes the action of retiring development rights and also takes any other qualifying action as provided in subsection C above, the applicant may choose two incentives as provided in D above.

F. Any action taken by applicant as provided in subsection C above must be recorded by the County Recorder and reported to the Assessor's office. This requirement does not apply to subsection C.2 above. Copies of the recorded documents, including any documents verifying that a dedication or easement has been received by a land conservation agency, shall be provided to the director before a coastal development permit will be issued.

ZONE-SPECIFIC DEVELOPMENT STANDARDS

22.44.700 Livestock management. Property in Zones R-C and R-R may be used for the raising and keeping of horses and other equine, cattle, sheep, goats, llamas, and alpacas, and boarding of horses and other equine, provided the following measures are utilized for all facilities, whether new or existing:

A. Clean water shall be diverted, with a berm or other such measure, around holding pens and the storage or disposal area for waste, compost, fertilizer, amended soil products, and any other byproducts of livestock activities or developed areas to the extent possible;

B. Animal containment facilities shall not be located within natural drainage courses;

C. Animal containment facilities, such as corrals and barns, and accessory structures shall be a minimum of 100 feet from an ESHA. These facilities shall be a minimum of 50 feet from any riparian habitat or natural drainage course that is not a designated ESHA. Brush clearance and fuel modification shall not extend into ESHA or riparian habitat;

D. Fencing for the direct containment of animals, such as for stalls, shall be no more than six feet in height. Fencing that may encompass the greater area of an animal containment facility, such as for paddocks and grazing areas, shall be no more than six feet in height and shall not enclose an area greater than one acre. Fencing for equine and cattle shall have an open design so as not to restrict wildlife movement;

E. Runoff, waste, and waste byproducts from animal containment facilities must be contained on the parcel and disposed of in an approved manner;

F. Animal containment facilities shall not discharge sedimentation or polluted runoff onto any public road, adjoining property, or in any drainage course;

G. Oak trees situated within animal containment facilities shall be protected from rubbing, chewing, or scratching by the contained livestock; and

H. The following BMPs shall be incorporated to minimize direct loading of animal waste, fertilizers, chemicals, and other agricultural products, runoff, and sediments:

1. Stockpiled dirt should be protected from wind and water erosion by using tarps and jute netting to cover the pile;

2. Manure, waste, oils, chemicals, fertilizers, and other such materials shall be stored in a sealed area, inside a structure, or in a covered container with an impervious bottom surface;

3. Manure, waste, oils, chemicals, fertilizers, and other such materials shall be stored at least 100 feet away from any ESHA. These materials shall be stored at least 50 feet away from any non-ESHA natural drainage course, and from any underground water source used for human consumption;

4. Filter strips, natural vegetation, gravel, sand, or other similar materials shall be used along the periphery of corrals, pens, animal showers, and waste containment areas to absorb and treat runoff from animal facilities; and

5. Sediment holding ponds may incorporate phytoremediation techniques.

22.44.701 Bed and breakfast establishments. “Bed and breakfast establishment” means a single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility. Property in Zones R-C and R-R may be used for bed and breakfast establishments, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit, and with the following conditions:

A. The lot or parcel of land containing the facility shall have, as a condition of use, an area of not less than one net acre;

B. The facility must maintain a residential character;

C. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

D. The facility shall contain not more than five guest rooms available for paying guests, and the rooms shall be located only within the primary residence;

E. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;

F. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;

G. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;

H. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and

I. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area, and when installed does not exceed a height of 42 inches measured vertically from ground level at the base of the sign to the top of the sign.

22.44.702 Rural inns. Property in Zones R-C and R-R may be used for rural inns provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit, and with the following conditions:

A. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five net acres;

B. The facility maintains a rural appearance consistent with the outdoor character of the Santa Monica Mountains;

C. The facility does not exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available for paying guests;

D. Stays for any paying guest do not exceed 14 consecutive days and do not exceed 30 days for such guest in any calendar year;

E. Guest rooms or cabins within the facility do not contain kitchens and other cooking facilities;

F. Each guest room or cabin available for paying guests has one on-site parking space, which may be uncovered, that is served by an all-weather driveway;

G. Serving or consumption of food or beverages, including alcoholic beverages, is restricted to guests of the facility. No restaurant or similar activity that is open to the general public is permitted;

H. The building site for the facility is no more than 20 percent of the net lot or parcel of land containing the facility, up to a maximum of three acres;

I. The facility does not contain conference facilities;

J. The facility has only one wall-mounted or freestanding sign, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area, and when installed does not exceed a height of 42 inches measured vertically from ground level at the base of the sign; and

K. In addition to the information required in the application by Sections 22.44.516, 22.56.2310, and 22.56.2320, the applicant shall submit an evacuation/emergency plan for approval of the Fire Department. No coastal development permit

for a rural inn shall be issued without an evacuation/emergency plan approved by the Sheriff and Fire Departments.

R-1 Single-family Residence Zone.

22.44.703 Uses subject to administrative coastal development permits.

Property in Zone R-1 may be used for the following, provided an administrative coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. Principal Permitted Use:

-- Residences, single-family.

B. Other Permitted Uses. Property in Zone R-1 may be used for any use listed as a permitted use in Section 22.20.070, subject to the provisions of Sections 22.44.621, 22.44.705, and any other provisions of this Chapter. Property in Zone R-1 may also be used for:

-- Resource-dependent uses, including: nature observation, research/education and passive recreation including trails for horseback riding, hiking and mountain biking, but excluding motorized recreational uses.

22.44.704 Accessory uses and structures. Property in Zone R-1 may be used for any accessory use or structure listed in Section 22.20.080, subject to the provisions of Sections 22.20.080 and 22.44.705.

22.44.705 Prohibited uses. The following use is prohibited in Zone R-1:

-- Helistops.

22.44.706 Uses subject to minor coastal development permits. Property in Zone R-1 may be used for the uses listed in Sections 22.20.080 and 22.20.090, subject to the provisions of Sections 22.44.621, 22.44.705, and any other provisions of

this Chapter, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit. For the following uses, these additional provisions shall apply:

- Detached living quarters on the same premises as, and not less than 20 feet from, a single-family residence for the use of temporary guests or domestic staff of the occupants of such residence, must have an onsite wastewater treatment system separate from the primary residence, and shall contain no more than 750 square feet of floor area.
- Living quarters for domestic staff employed in and by the occupants of a single-family residence, attached to such residence, if no additional kitchen or kitchen facilities or equipment or cooking facilities or equipment are established or maintained in such attached domestic staff's quarters, shall contain no more than 750 square feet of floor area.

22.44.707 Uses subject to major coastal development permits. Property in Zone R-1 may be used for the uses listed in Section 22.20.100.A, subject to the provisions of Sections 22.44.621, 22.44.705, and any other provisions of this Chapter, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit.

22.44.708 Development standards. A. Gross structural area. The maximum gross structural area on a lot or parcel of land that has a net area of less than 10,000 square feet shall be determined by the slope intensity formula found in subsection A.3 of Section 22.44.826.

B. The provisions of subsections A.1 and A.2 of Section 22.20.105 are modified as follows:

1. Every single-family residence shall have a roof constructed with fire-proof roofing material in compliance with Title 26 (Building Code) of this code,

except that the use of materials that appear reflective, glossy, or polished is prohibited.

2. Every single-family residence shall have an exterior siding of fire-proof material, except that reflective, glossy, polished, and/or roll-formed type metal siding is prohibited.

C. The provisions of subsection A.4 of Section 22.20.105 shall not apply.

R-3 Limited Multiple Residence Zone.

22.44.709 Uses subject to administrative coastal development permits.

Property in Zone R-3 may be used for the following, provided an administrative coastal development permit is first obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. Principal Permitted Use:

-- Apartment houses.

B. Other Permitted Uses. Property in Zone R-3 may be used for any use listed as a permitted use in Section 22.20.260, subject to the provisions of Sections 22.44.621, 22.44.705, 22.44.711, and any other provisions of this Chapter. Property in Zone R-3 may also be used for:

-- Duplexes.

-- Resource-dependent uses, including: nature observation, research/education and passive recreation including trails for horseback riding, hiking and mountain biking, but excluding motorized recreational uses.

-- Single-family residences.

22.44.710 Accessory uses and structures. Property in Zone R-3 may be used for any accessory use or structure listed in Section 22.20.270, subject to the provisions of Sections 22.20.270 and 22.44.711.

22.44.711 Prohibited uses. The following uses are prohibited in Zone R-3:

-- Fraternity and sorority houses.

-- Helistops.

22.44.712 Uses subject to minor coastal development permits. Property in Zone R-3 may be used for the uses listed in Sections 22.20.270 and 22.20.280, subject to the provisions of Sections 22.44.621, 22.44.705, 22.44.711, and any other provisions of this Chapter, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect. For the following uses, these additional provisions shall apply:

- Detached living quarters on the same premises as, and not less than 20 feet from a single-family residence for the use of temporary guests or domestic staff of the occupants of such residence, must have an onsite wastewater treatment system separate from the primary residence, and shall contain no more than 750 square feet of floor area.
- Living quarters for domestic staff employed in and by the occupants of a single-family residence, attached to such residence, if no additional kitchen or kitchen facilities or equipment or cooking facilities or equipment are established or maintained in such attached domestic staff's quarters, and shall contain no more than 750 square feet of floor area.

22.44.713 Uses subject to major coastal development permits. A. Property in Zone R-3 may be used for the uses listed in Section 22.20.290, subject to the provisions of Sections 22.44.621, 22.44.705, 22.44.711, and any other provisions of this Chapter, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect.

B. Property in Zone R-3 may be used for temporary uses, as provided in Part 14 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.

22.44.714 Development standards. The required area per dwelling unit for property in Zone R-3 shall not result in a density of more than 20 units per net acre.

C-1 Restricted Business Zone

22.44.715 Uses subject to administrative coastal development permit.

Property in Zone C-1 may be used for the following, provided an administrative coastal development permit is first obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. Principal Permitted Use:

-- Local-serving retail and service stores.

B. Other Permitted Uses. Property in Zone C-1 may be used for the uses listed in Section 22.28.080.A, subject to the provisions of Sections 22.44.621, 22.44.717 and any other provision of this Chapter.

22.44.716 Accessory uses and structures. Property in Zone C-1 may be used for any accessory use or structure listed in Section 22.28.040, subject to the provisions of Sections 22.28.040 and 22.44.717.

22.44.717 Prohibited uses. The following uses are prohibited in Zone C-1:

-- Apartment houses.

-- Convents and monasteries.

-- Crops – Field, tree, bush, berry, and row, including the growing of nursery stock.

-- Fraternity and sorority houses.

-- Mobilehome parks.

-- Motels.

-- Residences, two-family.

-- Rooming and boarding houses.

-- Townhouses.

22.44.718 Uses subject to minor coastal development permits. Property in Zone C-1 may be used for:

A. The uses listed in Sections 22.28.090 and 22.28.100, subject to the provisions of Sections 22.44.621 and 22.44.717, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit.

B. The following use, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

-- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.44.719 Uses subject to major coastal development permits. Property in Zone C-1 may be used for:

A. The uses listed in Section 22.28.110, subject to the provisions of Sections 22.44.621 and 22.44.717, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

-- Athletic fields, excluding stadiums.

-- Residences, single-family, for use of the owner/operator of the onsite business.

22.44.720 Development standards. Property in Zone C-1 shall be subject to the development standards contained in Section 22.28.120, subject to the provisions of Section 22.44.605 and any other provision of this Chapter.

C-2 Neighborhood Business Zone

22.44.721 Uses subject to administrative coastal development permit.

Premises in Zone C-2 may be used for the following, provided an administrative coastal development permit is first obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. Principal Permitted Use:

-- Local-serving retail and service stores.

B. Other Permitted Uses. Property in Zone C-2 may be used for the uses listed in Section 22.28.130, subject to the provisions of Sections 22.44.621, 22.44.717, and 22.44.723, and any other provision of this Chapter.

22.44.722 Accessory uses and structures. Property in Zone C-2 may be used for any accessory use or structure listed in Section 22.28.140, subject to the provisions of Sections 22.28.140 and 22.44.723.

22.44.723 Prohibited uses. The following uses are prohibited in Zone C-2:

-- Apartment houses.

-- Convents and monasteries.

-- Crops – Field, tree, bush, berry, and row, including the growing of nursery stock.

-- Fraternity and sorority houses.

-- Mobilehome parks.

-- Motels.

-- Residences, single-family.

-- Residences, two-family.

-- Rooming and boarding houses.

-- Townhouses.

22.44.724 Uses subject to minor coastal development permit. Property in Zone C-2 may be used for the uses listed in Sections 22.28.140 and 22.28.150, subject

to the provisions of Sections 22.44.621 and 22.44.723, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit.

22.44.725 Uses subject to major coastal development permits. Property in Zone C-2 may be used for the following, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. The uses listed in Section 22.28.160, subject to the provisions of Sections 22.44.621 and 22.44.723.

B. The following uses:

- Blacksmith shop.
- Butane and propane service stations.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment storage, limited to construction equipment such as dump trucks, bulldozers, and accessory material.
- Feed store.
- Lumberyards, except the storage of boxes, crates or pallets.
- Plumbing shops and plumbing contractor's shops.
- Roofing contractor's establishments.
- Septic tank and cesspool repairing, pumping, cleaning, and draining.
- Scientific research or experimental development of materials, methods, or products, including engineering and laboratory research, together with all administrative and other related activities and facilities in conjunction therewith. Such products may be initiated, developed, or completed on the premises but no part of the products may be manufactured on the premises. These activities are subject to the limitations and conditions provided in Section 22.40.390.
- Veterinary hospital.

22.44.726 Development standards. A. Property in Zone C-2 shall be subject to the development standards contained in Sections 22.28.170 and 22.44.605.

B. Any property used for the uses listed in Section 22.44.725.B shall comply with the requirements of Part 7 of Chapter 22.52 relating to the outside storage of raw materials, equipment, and finished products.

R-R RESORT AND RECREATION ZONE.

22.44.727 Uses subject to administrative coastal development permits. Property in Zone R-R may be used for the following, provided an administrative coastal development permit is first obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. Principal Permitted Use:

-- Campgrounds, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

B. Other Permitted Uses.

1. Property in Zone R-R may be used for any use listed in Section 22.40.190.A, subject to the provisions of Sections 22.44.621 and 22.44.729, except that the following additional provisions shall apply:

-- Riding academies, stables, and horse boarding facilities shall require an animal waste management plan and an emergency preparedness plan.

2. In addition to the uses listed in subsection B above, property in Zone R-R may be used for the following:

-- Resource-dependent uses, including: nature observation, research/ education and passive recreation including trails for horseback riding, hiking, and mountain biking, but excluding motorized recreational uses.

22.44.728 Accessory uses and structures. Property in Zone R-R may be used for any accessory use listed in Section 22.40.200, subject to the provisions of Sections 22.40.200 and 22.44.729.

22.44.729 Prohibited uses. In addition to the uses listed in Section 22.44.621, the following uses shall be prohibited in Zone R-R:

- Correctional institutions, including jails, farms, and camps.
- Juvenile halls.
- Mobilehome parks.
- Single-family residences not occupied by property owner.

22.44.730 Uses subject to minor coastal development permits. A. Property in Zone R-R may be used for any use listed in Sections 22.40.200 and 22.40.210, subject to the provisions of Sections 22.44.621 and 22.44.729, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit.

22.44.731 Uses subject to major coastal development permits. Property in Zone R-R may be used for the following, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. The uses listed in Section 22.40.220, subject to the provisions of Sections 22.44.621 and 22.44.729.

B. The following uses:

- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one net acre.
- Polo fields, on a lot or parcel of land having, as a condition of use, an area of not less than one net acre.
- Projects that exceed the standards in Sections 22.44.805 A.1.a and b with

the following conditions:

i. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five net acres;

ii. The facility maintains a rural appearance consistent with the outdoor character of the Santa Monica Mountains;

iii. Lot coverage, meaning the building site, for the facility is no more than 20 percent of the net lot or parcel of land containing the facility, up to a maximum of three acres; and

iv. The facility has no more than one wall-mounted or freestanding sign, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area, and if installed as a freestanding sign does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

-- Rodeos, excluding horse racing, on a lot or parcel of land having, as a condition of use, an area of not less than one net acre.

-- Rural inns, subject to the provisions of Section 22.44.702.

22.44.732 Development standards. In addition to the provisions of Sections 22.40.230 and 22.44.605, property in Zone R-R shall be subject to the following development standards:

A. Design. The arrangement of buildings, architectural design and types of uses shall be such as to minimize adverse impacts on adjacent properties. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views;

B. Access and Parking. Parking spaces as required by Part 11 of Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets; and

C. Development Features. The development plan shall include yards, walls, walks, landscaping, and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses and

compatible with the character of the surrounding area. Additional walls or landscaping may be required by staff to mitigate project impacts.

O-S Open-Space Zone.

22.44.733 Uses subject to administrative coastal development permits.

Property in Zone O-S may be used for the following, provided an administrative coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. Principal Permitted Use:

1. In the Open Space category:

-- Wildlife, nature and marine preserves and sanctuaries.

2. In the Open Space-Parks category:

-- Public parks, playgrounds, and beaches, with all appurtenant facilities customarily found in conjunction therewith.

3. In the Open Space-Deed Restricted category:

-- Privately-owned lands which are deed restricted to remain in permanent open space, including natural areas, landscaped areas, trails, and walkways.

B. Other Permitted Uses. Property in the O-S Zone may be used for any use listed as a permitted use in Section 22.40.410, subject to the provisions of Sections 22.44.621 and 22.44.735.

22.44.734 Accessory uses and structures. (Reserved.)

22.44.735 Prohibited uses. In addition to the uses listed in Section 22.44.621, the following uses shall be prohibited in Zone O-S:

-- Crops, including nursery stock.

-- Earth stations.

-- Fairgrounds of a public character, when permanently located.

- Gas metering and control stations, public utility.
- Grazing of cattle, horses and other equine, sheep, or goats.
- Motor recreational facilities for the driving, testing, or racing of automobiles, dune buggies, motorcycles, trail bikes, or similar vehicles, including appurtenant facilities.
- Polo fields.
- Residences, single-family.
- Stadiums.
- Stands for the display and sale of agricultural products.
- Transportation of oil, gas, or other produced substances from an existing oil field by means other than buried pipeline.

22.44.736 Uses subject to minor coastal development permits. A.

Property in Zone O-S may be used for any use listed in Section 22.40.420, subject to the provisions of Sections 22.44.611, 22.44.621, 22.44.735, and any other provision of this Chapter, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the provisions of such permit.

22.44.737 Uses subject to major coastal development permits. Property in Zone O-S may be used for the following, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit:

A. The uses listed in Section 22.40.430, subject to the provisions of Sections 22.44.621 and 22.44.735 and any other provisions of this Chapter.

B. The following uses:

-- Projects that exceed the standards in Sections 22.44.805 A.1.a and b with the following conditions:

i. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five net acres;

ii. The facility maintains a rural appearance consistent with the outdoor character of the Santa Monica Mountains;

iii. Lot coverage, meaning the building site, for the facility is no more than 20 percent of the net lot or parcel of land containing the facility, up to a maximum of three acres; and

iv. The facility has no more than one wall-mounted or freestanding sign, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area, and if installed as a freestanding sign does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

22.44.738 Development standards. Property in Zone O-S shall be subject to the following development standards, in addition to the provisions of Part 11 of Chapter 22.52, and subject to the provisions of Section 22.44.605:

A. Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views;

B. Access and Parking. Parking spaces as required by Part 11 of Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.

C. Development Features. The development plan shall include yards, walls, walks, landscaping, and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses and compatible with the character of the surrounding area.

IT Institutional Zone.

22.44.739 Uses subject to administrative coastal development permits. Property in Zone IT may be used for the following Principal Permitted Use provided an administrative coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516 and while such permit is in full force and

effect in conformity with such permit:

-- Educational institutions either publicly or privately owned.

22.44.740 Accessory uses and structures. Property in Zone IT may be used for any accessory use or structure accessory listed in Section 22.40.680, subject to the provisions of Section 22.40.690.

22.44.741 Uses subject to minor coastal development permits Property in Zone IT may be used for any use listed in Sections 22.40.680 and 22.40.690, subject to any other provision of this Chapter, provided a minor coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit.

22.44.742 Uses subject to major coastal development permits. Property in Zone IT may be used for the following, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit, except for the use listed as the principal permitted use in Section 22.44.739:

A. The uses listed in Section 22.40.700.

B. The following uses:

-- Projects that exceed the standards in Sections 22.44.805 A.1.a and b with the following conditions:

i. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five net acres;

ii. The facility maintains a rural appearance consistent with the outdoor character of the Santa Monica Mountains;

iii. Lot coverage, meaning the building site, for the facility is no more than 20 percent of the net lot or parcel of land containing the facility, up to a maximum of three acres; and

iv. The facility has no more than one wall-mounted or freestanding sign, provided that such sign does not exceed six square feet in sign area or 12 square

feet in total sign area, and if installed as a freestanding sign does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

AREA-SPECIFIC DEVELOPMENT STANDARDS

Sensitive environmental resource areas (SERA).

22.44.800 Establishment and purpose. Throughout the Santa Monica Mountains are invaluable natural resources including mountains, streams, vegetation, and wildlife that require protection. Because of their special characteristics and/or vulnerability, some resources require a greater level of protection. The Sensitive Environmental Resource Areas provisions establish land use regulations and procedures that will protect these important resources.

22.44.801 Identification of sensitive environmental resources. The Sensitive Environmental Resource Areas provisions shall apply to the following:

A. Any of the following types designated on the Sensitive Environmental Resource Areas map of the Santa Monica Mountains Coastal Zone Plan as:

- Environmentally sensitive habitat areas (ESHA);**
- Significant watersheds;**
- Significant woodlands and savannas; and**
- Watersheds.**

B. Any area not depicted on the Sensitive Environmental Resource Areas map but designated as ESHA through the process described in subsection C of Section 22.44.514.

C. All property within 200 feet of an ESHA.

22.44.802 Review of development. Prior to the issuance of any coastal development, building, demolition, or grading permit; approval of a lot line adjustment, certificate of compliance, or land division; or the commencement of any development, as defined in Section 22.08.040, within the Coastal Zone, the development proposal shall be reviewed by either the Environmental Review Board (ERB) or the staff biologist, pursuant to the provisions of Section 22.44.511 and shall comply with the provisions of

the applicable Sensitive Environmental Resources Area, unless specifically exempted below.

22.44.803 Exemptions. The following are exempted from the Sensitive Environmental Resource Areas provisions:

A. Development exempt under Section 22.56.2290. The planning director may also waive the ERB review requirement for development proposals included in subsections A.1 and A.2 of Section 22.56.2290 which fall into one of the classes set forth in Section 13250(b) or Section 13253(b) of Title 14 of the California Code of Regulations if found that the impact of the development on coastal resources is insignificant; however, any such waiver shall not be effective until it is reported to the Regional Planning Commission at a regularly scheduled meeting. If the Commission objects to the waiver, no development may be undertaken without review by the ERB;

B. Alterations or additions to any structure that do not exceed 10 percent of the structure's existing floor area; and

C. Development in the area known as Sunset Mesa.

D. Legally-established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for legal structures, existing at the time of certification of these provisions, shall not be considered ESHA.

22.44.804 Uses. Property in Sensitive Environmental Resource Areas (SERA) may be used as follows:

A. For all Sensitive Environmental Resource Areas:

-- Resource-dependent uses, including: nature observation, research/ education and passive recreation including trails for horseback riding, hiking and mountain biking, but excluding motorized recreational uses.

B. For Environmentally Sensitive Habitat Areas (ESHA):

-- Roads, including crossing over streams, for the purpose of providing access to recreation areas open to the public or to home sites located outside the ESHA where there is no feasible alternative for providing access. Road crossings of streams shall be accomplished by bridging.

unless other methods are determined by ERB to be less damaging to the resource.

C. For Significant Watersheds, Significant Woodlands and Savannas, and Watersheds:

-- Any allowable use subject to the same permit procedures and conditions of the underlying zone, if consistent with the development standards of the applicable Sensitive Environmental Resource Area and the provisions of Section 22.44.805.

D. For property within 200 feet of an ESHA:

-- Any permitted use if located at least 200 feet from an ESHA, subject to the same limitations and conditions of the underlying zone for the property, and if consistent with the development standards of Section 22.44.805.

22.44.805 Development standards. Property in Sensitive Environmental Resource Areas (SERA) shall be subject to the following development standards, unless alternatives to these standards are determined by the Environmental Review Board (ERB) to be more protective of coastal resources.

A. Land alterations.

1. The standard for a building site shall be:

a. For Significant Watersheds and Significant Woodlands and Savannas, a maximum of 10,000 square feet.

b. For Watersheds, a maximum of 15,000 square feet.

2. Access roads. These provisions apply whether the access road is new, and/or whether any portion of an existing access road, the total length of which is greater than 300 feet, is improved or requires improvements or modifications in order to comply with county development standards.

a. For Environmentally Sensitive Habitat Areas (ESHA), Significant Watersheds, Significant Woodlands and Savannas, or any area of high potential erosion hazard as identified by ERB, the maximum length for an access road shall be 300 feet.

b. Where access roads subject to subsection a. above exceed 300 feet, a variance as provided in Part 2 of Chapter 22.56 and review by ERB shall be required. In addition to the required findings set forth in Section 22.56.330.A, findings shall be made that alternative building sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat destruction if any such alternative site is used.

c. The width of access roads shall be the minimum required by the Fire Department for that development project.

d. For ESHA, Significant Watersheds, Significant Woodlands and Savannas, or any area of high potential erosion hazard as identified by ERB, a minor coastal development permit is required if the access road for a development goes through at least one vacant parcel.

3. Grading and vegetation removal.

a. For all SERA: Grading and vegetation removal shall be minimized. Where clearance to mineral soil is not required by the Fire Department, fuel load shall be reduced through thinning or mowing, rather than complete removal of vegetation.

b. For ESHA: Land alterations and vegetation removal, including brushing, shall be prohibited within undisturbed riparian woodlands, oak woodlands and savannas, and any areas designated ESHA by this LCP, subject to the provisions of subsection B of Section 22.44.804.

c. For Significant Watersheds and Significant Woodlands and Savannas: Grading and vegetation removal shall be limited to that necessary to accommodate one dwelling unit and two other buildings; an access road; and minimum brush clearance required by the Fire Department.

d. For Significant Watersheds: The cleared area, excluding access roads, trails, and minimum brush clearance required by the Fire Department, shall not exceed 10 percent of the net area of a lot or parcel.

e. For property within 200 feet of an ESHA:

i. Prohibit placement of structures where required brush clearance would extend into an ESHA or preserved open space.

ii. The cleared area, excluding access roads, trails, and minimum brush clearance required by the Fire Department, shall not exceed 10 percent of the net area of a lot or parcel.

B. Roads and trails. Roads and trails shall be constructed in a manner that minimizes grading and runoff.

C. Siting and location, including setbacks.

1. Structures and uses shall be located as close as possible to existing roadways, services and other developments to minimize the construction of new infrastructure and impacts on habitat.

2. Structures shall be sited to minimize removal of and impact on trees in riparian, woodland, and savanna areas. Where possible, new development shall provide a buffer of no less than 100 feet in width from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream.

3. Structures shall be clustered where feasible to minimize impacts.

4. Structures shall be located as close to the periphery of the resource area as feasible, or in any other location in which it can be demonstrated that the effects of development will be less environmentally damaging.

5. For ESHA: In addition to the provisions of subsection C.1 through C.4 of this section, a minimum 100-foot setback from the outer limit of a riparian tree canopy shall be required for any structure.

6. For Significant Woodlands and Savannas: In addition to the provisions of subsection C.1 through C.4, encroachment of structures within a woodland shall be limited such that at least 90 percent of the entire woodland is retained. Leachfields shall be located outside the dripline of existing oak, walnut, and other protected trees.

D. Residential density. Residential density in Significant Watersheds and Significant Woodlands and Savannas shall not exceed one dwelling unit per 20 acres. On existing legal parcels of record that are smaller than 20 acres, residential development shall not exceed one dwelling unit per such parcel.

22.44.806 Rebuilding, modifying, or moving structures within environmentally sensitive habitat areas (ESHA). A. A structure or structures located within an ESHA may be rebuilt or modified in the same location, or moved to another location within an ESHA, provided a major coastal development permit has first been obtained as provided in Part 17 of Chapter 22.56 and Section 22.44.516, and while such permit is in full force and effect in conformity with the conditions of such permit. The applicant shall substantiate to the County the following facts:

1. The structure(s) was/were lawfully built prior to January 1, 1977, or the structure(s) was/were constructed under authority of a valid coastal development permit, if required at the time of construction.

2. The impacts of the proposed rebuilt, modified, or moved structure(s) on the ESHA are less than the existing structure's impacts.

B. In addition to the information required in the application by Section 22.56.2310 and any other provisions of this Part, the applicant shall submit a full technical analysis of the ESHA currently impacted by the structures(s) and of the ESHA that will be impacted by the proposed structure(s). This technical analysis shall include:

1. A floral inventory of the ESHA and the development envelope.

2. A focused survey for all potentially occurring sensitive plants.

3. A habitat assessment for sensitive animals.

4. Jurisdictional delineation, if applicable (US Army Corps of Engineers, California Department of Fish and Game, etc.).

5. A habitat restoration program for all vacated sites within the ESHA that is in conformance with ERB-approved guidelines for habitat restoration. The restoration program shall be reviewed by ERB, and ERB shall make recommendations concerning changes to the program and submit their recommendations to the Regional Planning Commission for its consideration.

C. A habitat restoration program shall be approved by the Regional Planning Commission and made a condition of the coastal development permit. The habitat restoration program shall be monitored by the staff biologist. The property owner shall submit an annual report on the restoration program to the director that contains the following information:

1. Maps of the site depicting structures, physical features such as streams and rock outcroppings, topography, and types and location of vegetation.

2. Photographs of the vegetation in the habitat restoration area.

3. A statement of the status of vegetation in the habitat restoration area, including the health and size of plants, percent vegetative cover of the restoration area, assessment of species diversity, how many plants have died, how many plants have been replaced, and the success of weed control efforts.

D. The annual report required under a habitat restoration program shall be required until the director determines that the habitat has been restored to a viable condition, not to exceed ten years.

E. Failure to comply with the habitat restoration program shall be a violation of the coastal development permit, subject to enforcement proceedings under Part 7 of Chapter 22.60.

Scenic resources.

22.44.810 Establishment and Purpose. The Santa Monica Mountains are a highly scenic area of regional and national importance. Scenic Resource Areas are established to protect and enhance the scenic and visual qualities of the Santa Monica Mountains.

22.44.811 Identification of Scenic Resource Areas. The Scenic Resource Areas provisions shall apply to the following:

A. Any of the following features designated on the Scenic Resources map of the Santa Monica Mountains Coastal Zone Plan as:

-- Scenic Elements;

-- Significant Ridgelines;

-- Scenic Routes, and all property within 200 feet of the edge of the right-of-way for Scenic Routes.

B. Development on a parcel that was created by an approved subdivision after the effective date of these provisions, where the development will be sited 1,000

feet or closer to a Scenic Route.

22.44.812 Review of development. A. Prior to the issuance of any coastal development permit or the commencement of any development as defined in Section 22.08.040, within an area described in Section 22.44.801, the development proposal shall comply with the provisions of the Scenic Resource Area, unless specifically exempted in Section 22.44.803. The approval of a coastal development permit for a lot line adjustment, certificate of compliance, or land division shall demonstrate that any grading or building associated with such approval can comply with the provisions of the Scenic Resources Area.

B. Story poles. Where a proposed development is located in one of the areas described in Section 22.44.811 and a variance from development standards is requested, the applicant must install story poles to delineate the height, bulk, and footprint of the proposed development. The installation of story poles shall comply with the following requirements:

1. Story poles shall be erected at least 11 calendar days prior to the hearing date and no more than 24 calendar days prior to the hearing date.

a. Story poles shall remain in place until the project has been reviewed and the appeal period has ended. If the project is appealed, the poles shall remain until the appeal has been acted upon.

b. Story poles associated with an application that has been inactive for three months shall be removed until the application review returns to an active status.

c. Story poles shall be removed within seven calendar days after a final decision on a coastal development permit has been made and the appeal process has been exhausted.

2. Story poles shall be constructed of 2" x 4" lumber or other sturdy material. The poles must be able to withstand weather, and to this purpose, guy wires, support beams or other support measures may be used.

3. Story poles shall be erected to delineate the most distant corners of a structure, roof ridgelines, chimneys, balconies, and accessory buildings.

4. The height of story poles shall indicate the final height of the building. Grading shall be accounted for in the height of the poles. The top two feet of poles shall be painted red or orange to better identify the height of the proposed structure. Bright red or orange tape shall be strung between poles at the top of the painted area to aid visibility.

5. An applicant shall submit a signed written statement by a licensed architect, engineer, or surveyor that the locations and heights of the poles are true and correct representations of the proposed structure.

6. All story poles shall be erected safely and without putting the public at risk. If the story poles become unsafe at any time, they shall be repaired or removed immediately. The poles shall be removed immediately if determined by the County to be a public safety risk. The applicant shall notify the Department of Regional Planning when the frame is in place.

C. Filing requirements. In addition to the information required in Section 22.56.2310, where property is located in one of the areas listed in Section 22.44.811, an application for a coastal development permit shall contain the following information:

1. Panoramic or composite photographs from all corners of the subject property, taken looking out from major elevated points within the property and, if applicable, looking toward the property from adjoining Scenic Routes.

2. Maps showing the existing topography of the project area, including all offsite improvement areas associated with the project. Commercially available maps may be deemed acceptable. The following copies shall be submitted:

a. One copy of such map shall identify the locations of all drainage patterns, drainage courses and any other physical features which are customarily found on topographical maps prepared by the United States Geological Survey, and

b. A separate copy shall delineate all property having a natural slope of 0 to 14.99 percent, 15 to 24.99 percent, 25 to 49.99 percent, and a natural

slope of 50 percent or more.

3. A grading plan to a scale satisfactory to the director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded.

4. Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive the filing of one or more of the above items if any item is deemed unnecessary for processing the application.

22.44.813 Exemptions. The following are exempted from the Scenic Resource Areas provisions:

A. Development exempt under Section 22.56.2290.

B. Alterations or additions to any structure that cumulatively do not exceed 10 percent of the existing floor area.

22.44.814 Uses. Property in the Scenic Resources Area may be used for any permitted use subject to the same limitations and conditions of the underlying zone, if consistent with the development standards of the applicable Scenic Resource Area.

22.44.815 Development standards. Property in Scenic Resource Areas shall be subject to the following development standards:

A. All Scenic Resource Areas:

1. View protection. New development shall be sited and designed to protect public views from Scenic Routes, and to protect public views of Significant Ridgelines and Scenic Elements through the provisions contained in this section.

a. Clustering of structures and lots shall be required to site new construction in areas of less visibility, unless to do so would cause substantial habitat damage and destruction.

b. Reflective, glossy, polished, and/or roll-formed type metal siding shall be prohibited.

c. Polished and/or roll-formed type metal roofing shall be prohibited.

d. Colors used for structures shall be similar to the surrounding landscape.

e. Structures shall conform to the natural topography. On hillsides having a natural slope of 25 percent or more:

i. Structures shall not extend more than six feet beyond (i.e., out from) the downslope edge of the natural slope or have an understory that exceeds a height of six feet from the bottom of the natural slope, unless site constraints necessitate higher distances.

ii. Structures shall be set into the slope utilizing a stepped or split-level design.

iii. Structures shall be sited so that their higher elements are located toward the center or uphill portions of the building site, to minimize the visual impact of the structure.

f. Public works projects, including but not limited to retaining walls, abutments, bridges, and culverts, shall be constructed of materials, textures, veneers, and colors compatible with the surrounding landscape and in keeping with a rural character.

g. Utilities shall be constructed underground where feasible.

2. Grading. Alteration of natural landforms shall be minimized by conforming to natural topography and using contour grading, and shall comply with the following standards:

a. A graded slope shall not exceed a height of 15 feet.

b. Graded pads on hillsides having a natural slope of 25 percent or more shall be split-level or stepped pad designs.

c. Retaining walls shall not exceed six feet in height and shall be constructed of materials, textures, veneers, and colors that are compatible with the surrounding landscape. Where more than one retaining wall is necessary, they shall be separated by a minimum three-foot horizontal distance; the area in front of and

separating retaining walls shall be landscaped to screen them, unless otherwise screened by buildings.

d. Development located on the inland side of Pacific Coast Highway shall be designed so as to minimize cutting into the base of the bluff to avoid grading and the use of retaining walls.

B. Scenic Elements. Structures should not completely block views of Scenic Elements or the ocean from the principal permitted use on surrounding properties.

C. Significant Ridgelines.

1. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant Ridgelines are designated by the director as those which are highly visible and dominate the landscape. The locations of Significant Ridgelines are depicted on Map 3 Scenic Resources, of the Coastal Zone Plan.

2. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline, excepting chimneys, solar panels, rooftop antennas, wind energy conversion systems, and amateur radio antennas.

3. Where structures on a lot or parcel of land cannot meet the standards prescribed by subsection C.2. above, a variance is required as provided in Part 2 of Chapter 22.56. In addition to the requirements of Subsection A of Section 22.56.330, findings shall be made that (1) alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage and destruction, and (2) the proposed development maintains the maximum view of the related Significant Ridgeline through the use of design features that include, but are not limited to, reduced structural height, clustered structures, shape, materials, and color which allow the structure to blend in with the natural setting, minimized grading, and locally-indigenous vegetation for concealment. The director shall maintain a list of appropriate landscaping materials required to satisfy this provision.

4. Applicability.

a. Notwithstanding the provisions of subsection C.2, a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure(s) which, as of the effective date of these subsections, was lawfully established, provided such repaired or replaced residence or accessory structure(s) is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure(s) may be enlarged cumulatively up to 10 percent, based on the legal floor area existing immediately before such residence or accessory structure(s) was damaged or destroyed. A different location for the residence or accessory structure(s) may be approved by the director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards, and also shows that such other location will not result in damage to significant biological resources.

b. A lawfully established residence or accessory structure(s) existing as of the effective date of these subsections that is located on a Significant Ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the Significant Ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the director prior to the commencement of any construction activity.

5. No part of a proposed structure shall block the view of a Significant Ridgeline from a Scenic Route.

D. Scenic Routes.

1. A structure shall not occupy more than 50 percent of the linear frontage of a parcel fronting on a Scenic Route.

2. Roof-mounted equipment shall not be visible within 200 feet of a Scenic Route, excluding solar energy devices. If conditions require the equipment to be mounted so that it violates this provision, such equipment may be screened with materials that blend with the roof or background landscape.

3. For structures located within 500 feet of a Scenic Route, trees, shrubs, flowers, and other landscaping shall be planted between the structure and the Scenic Route, to help diffuse the visual impact of the structure. It is not necessary for the landscaping to completely screen the structure from view.

4. Trees, shrubs, flowers, and other landscaping that form a hedge or similar barrier serving the purpose of a wall shall comply with the provisions of Section 22.48.170, and shall not be placed so that they obscure views from Scenic Routes.

5. Structures on the downslopes along Scenic Routes should be set below road grade whenever feasible.

6. Structures located on the ocean side of Pacific Coast Highway shall occupy no more than 80 percent of the linear frontage of the parcel. Projects which include more than one adjoining parcel may occupy 100 percent of the linear frontage of any one parcel, even if the project crosses a parcel line, provided that 60 percent of the open area of the overall project is incorporated elsewhere on the highway frontage of the development project to allow unobstructed views of the ocean. Any structure built on bluffs on the ocean side of Pacific Coast Highway shall not impair views of the bluff from the beach.

7. Signs.

a. The provisions of Part 10 of Chapter 22.52 shall be modified as follows:

(1) Signs shall be unobtrusive and shall not alter, damage or obstruct views of Scenic Elements, Significant Ridgelines, or the ocean from Scenic Routes.

(2) Signs shall be externally lit, using fixtures designed to direct all light onto the sign.

(3) Wall signs shall not exceed a maximum 1.5 square feet in sign area for each one linear foot of building frontage, up to a maximum 50 square feet.

8. Fences and walls.

a. Solid walls, except for retaining walls, shall be prohibited.

b. Only wood, wire, or wrought iron style or similar open-type

fences shall be permitted, unless view-obscuring fences are required for visual shielding by other provisions of this title.

c. Except where otherwise required by ordinance, a minimum 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid, linear sections must be primarily for structural purposes or to provide minor architectural design features.

Hazards.

22.44.816 Establishment and purpose. The Hazards Area is established to protect public health and safety by reducing and mitigating hazards associated with fire, geologic and soil conditions, earthquakes, and flooding that could affect development proposals in the Santa Monica Mountains. These provisions are intended to supplement related requirements contained in State law including the Seismic Hazards Mapping Act and the Alquist-Priolo Earthquake Fault Zoning Act.

22.44.817 Identification of Hazards Area.

A. The provisions of the Hazards Area shall apply to any of the following types of hazards designated on the Hazards Map of the Santa Monica Mountains Coastal Zone Plan:

- Very High Fire Hazard Severity Zone;
- Liquefaction Areas;
- Earthquake-Induced Landslides;
- Fault Zones; and
- Floodprone Areas.

B. The Hazards Map may not identify all places that have potential for the hazards listed above. Property that lies outside of a mapped hazard area is not necessarily free from hazards. Property outside of any mapped hazard area may be affected by hazards on adjacent or nearby sites, or by unidentified hazards. The information in the Hazards Map serves as a guide, and does not substitute for any necessary detailed site investigations that may be required prior to construction.

C. Any development proposed in areas similar to the hazards mentioned in subsection A above and which are identified on a site during the development process shall comply with the provisions of the Hazards Area.

22.44.818 Review of development. Prior to the issuance of any coastal development permit; approval of a lot line adjustment, certificate of compliance, or land division; or the commencement of any development, as defined in Section 22.08.040, within an area described in subsection A of Section 22.44.817, the development proposal shall comply with the provisions of the Hazards Area, unless specifically exempted below.

22.44.819 Exemptions. The following are exempted from the Hazards Area provisions:

A. Development exempt under Section 22.56.2290.

B. Alterations or additions to any structure that do not exceed 10 percent of the structure's existing floor area.

22.44.820 Uses. Property in the Hazards Area may be used for any permitted use subject to the same limitations and conditions of the underlying zone, if consistent with the requirements of the applicable Hazards Area type.

22.44.821 Hazards evaluation. The reports, site plans, and public agency consultations required in this section shall be completed prior to the filing of a coastal development permit application.

A. The applicant shall submit a site-specific report that evaluates the nature of all hazards affecting the proposed development and shall identify the portions of the project site containing the hazards. The applicant shall address, but should not limit any evaluation to, the hazard areas described in subsection B of this section.

1. The report shall indicate how the proposed development avoids the

hazard(s), protects the site from the hazard(s) or reduces the hazard(s) to an acceptable level.

2. The report shall include a description of all mitigation measures recommended and required by the public agencies that were consulted, and all on- or off-site mitigation measures proposed as part of the project.

3. The report shall identify any known off-site hazards that could adversely affect the site and any effect that the proposed development may have on off-site property.

4. The requirement to prepare a site-specific report or address a particular hazard may be waived by the director if the consulting public agency finds that a report is not necessary and informs the director in writing.

B. The applicant shall consult with a public agency to preliminarily determine if proposed mitigation measures are consistent with the agency's requirements and/or standards. The following agencies shall be consulted for the hazard area types listed below:

1. The Department of Public Works:

a. For all property shown in the following areas, the consultation shall evaluate, but not be limited to, loose debris, slopewash, mud flows, landslide, settlement, and slippage:

-- Very High Fire Hazard Severity Zone;

-- Liquefaction Areas;

-- Earthquake-Induced Landslides;

-- Fault Zones;

-- Floodprone Areas; and

-- Any other areas where the Building Official determines such consultation is essential.

b. For all property shown in the following areas, the consultation shall address, but not be limited to, an evaluation of inundation, overflow, erosion, deposition of debris, evaluation of peak flows utilizing the natural vegetated conditions, and impact on development downstream; 100-year floodplain level,

contributory drainage, pre-development, and post-project flows; impermeable surfaces, erosion, and sedimentation:

-- Liquefaction Areas;

-- Floodprone Areas; and

-- Any other areas where the Building Official determines such consultation is essential.

2. The Fire Department for all property within a Very High Fire Hazard Severity Zone. The consultation shall address, but not be limited to, an evaluation of existing vegetation, fuel modification, the method of vegetation removal, type of plants to be planted on site, intended maintenance, areas to be irrigated, type of irrigation system to be used, fire hydrant locations and fire flows, and access standards (e.g., width, grade, slope, paving, overhead clearance).

C. After consulting with public agencies, the applicant shall prepare a site plan for the proposed project that includes all mitigation measures necessary to comply with the recommendations and requirements of the consulted public agencies. The site plan shall show all aspects of development including, but not limited to, grading, construction of retaining walls or flood control devices, fuel modification areas, accessways, water lines, and irrigation systems necessary to mitigate any hazards on the property.

D. All coastal development permits shall be subject to a condition that no construction, grading, or vegetation removal shall be started until all public agencies have reviewed any detailed studies relating to the hazards affecting the site and have agreed with the mitigation measures proposed by the applicant to assure that the site can be developed in a way that will protect public health and safety. If, during the detailed review process, a public agency determines that additional mitigation measures and/or construction beyond that described in the coastal development permit application are necessary, the applicant shall submit revised plans to the planning director to determine if the additional measures and/or construction are consistent with the local coastal program or require an amendment as described in Section 22.56.2530.

Rural Villages

22.44.822 Establishment and purpose. This section is established to implement certain policies related to Rural Villages contained in the Coastal Zone Plan of the Santa Monica Mountains Local Coastal Program. This section establishes development standards in Rural Villages to address issues associated with inadequate infrastructure, limited access, antiquated subdivision patterns, and the potential hazards of fire, flood, and geologic instability.

22.44.823 Identification of Rural Villages. The following communities, the location and boundaries of which are as shown on Map 6 of the Santa Monica Mountains Coastal Zone Plan, are designated as Rural Villages: El Nido, Fernwood, Las Flores Heights, Malibu Bowl, Malibu Highlands, Malibou Lake, Malibu Mar Vista, Malibu Vista, Monte Nido, Old Post Office, Old Topanga, Topanga Oaks, Topanga Woods, and Vera Canyon.

22.44.824 Review of development. Prior to the issuance of any coastal development permit; approval of a lot line adjustment, certificate of compliance; or the commencement of any development, as defined in Section 22.08.040, within an area identified in Section 22.44.823, the development proposal shall comply with the provisions of the Rural Villages Area, unless specifically exempted below.

22.44.825 Exemptions. (Reserved.)

22.44.826 Development standards. The following provisions apply to all land within Rural Villages as identified in Section 22.44.823.

A. Slope Intensity Formula.

1. Establishment and purpose. The slope intensity formula is established to implement certain policies related to residential developments in small-lot subdivisions and on small parcels subject to the Santa Monica Mountains Coastal Zone Plan. The formula establishes development standards in hillside and other areas to limit the impact of development in these areas. Preservation of important coastal resources and scenic features will also be accomplished through the use of this formula.

2. Applicability. Construction of residential units on a lot or parcel of land of less than 10,000 square feet net area shall be subject to the provisions of this section.

3. Calculation of gross structural area.

a. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\underline{GSA = (A/5) \times [(50-S)/35] + 500}$$

Where: GSA = the allowable gross structural area of the permitted development in square feet. The GSA shall be interpreted to include the total floor area of all enclosed residential and storage areas, but not to include vent shafts, the first 400 square feet of garages, or carports designed for the storage of autos.

A = the area of the building site in square feet. The building site is delineated by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$\underline{S = I \times L/A \times 100}$$

Where: S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contours lines of interval "I" in feet.

A = the area of the building site in square feet.

b. All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or

registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

c. The maximum allowable GSA as calculated above may be increased as follows:

i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each vacant lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site, and all potential for residential development on such lot(s) is permanently extinguished.

ii. Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each vacant lot in the vicinity of (e.g., in the same rural village) but not contiguous with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.

iii. Lots may be considered contiguous as long as at least one lot touches the lot containing the designated building site and all lots touch at least one other lot that is being retired. For example, three lots in a row may be considered contiguous to the designated building site as long as one lot touches the designated building site and all three are having their potential residential development permanently extinguished.

d. The floor area requirement for single-family residences contained in Section 22.20.105 shall not apply.

e. All residences approved in Rural Villages by the slope intensity formula shall be subject to an improvement condition requiring that any future additions to the residence shall be subject to a minor coastal development permit.

f. The GSA cannot be modified other than through subsection c above.

B. Off-Street Parking.

1. Each dwelling unit shall have automobile parking spaces as follows:

a. At least two covered, standard-size automobile parking spaces, the maximum size of the structure which shall be 400 square feet; and,

b. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.

2. All required parking spaces shall be conveniently accessible to the street and to the dwelling unit served.

C. Street Access. All access easements through or abutting the property shall be certified all-weather access a minimum of 10 feet from the centerline or, if no centerline exists, from the frontage of the property, constructed to the satisfaction of the Department of Public Works.

D. Fire Sprinklers. An interior automatic fire-sprinkler system shall be installed in each dwelling unit, in compliance with the requirements of the forester and fire warden.

22.44.827 Malibou Lake Area. A. Intent and Purpose. The Malibou Lake area-specific development standards are established as a means to mitigate the problems of cumulative residential development on existing historical lots with limited street access in a Very High Fire Hazard Severity Zone.

B. Development standards. If an administrative coastal development permit is first applied for and approved, premises may be used for single-unit dwellings and accessory uses, subject to the following development standards and in addition to the standards contained elsewhere in this community standards district:

1. Lot Coverage. Buildings and structures shall cover no more than 25 percent of the area of a lot, provided that regardless of lot size a residence of at least 800 square feet of floor area is allowed.

2. Street Access. A minimum 20 feet of paved roadway width to Crags Drive shall be provided to the premises, constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Forester and Fire Warden.

3. Yards and Setbacks. The provisions of Sections 22.48.060 through 22.48.110, 22.48.120 through 22.48.150, and 22.48.180 shall not apply to new construction.

4. Application. The development standards contained in Sections 22.44.826.B and 22.44.826.D concerning off-street parking and fire sprinklers, and subsection 1 and 2 above concerning street access and lot coverage, shall apply to any new construction of dwelling units, as well as to additions made to existing dwelling units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in Section 22.44.826 A3. "GSA" means the floor area of the permitted development expressed in square feet, and existing on February 28, 1993.

5. The Forester and Fire Warden shall investigate each application for a coastal development permit and submit written comments and recommendations thereon to the director.

C. Modifications.

1. Any modification of the development standards contained in Sections 22.44.826.B and 22.44.826.D concerning off-street parking and fire sprinklers, and subsection B above concerning street access and lot coverage, shall be considered through the major coastal development permit procedure described in Part 17 of Chapter 22.56 and shall be further subject to the following provisions:

a. The Forester and Fire Warden shall investigate each application for a coastal development permit and submit written comments and recommendations thereon to the hearing officer.

b. In making a determination upon an application for a coastal development permit pursuant to this subsection, the hearing officer or Regional Planning Commission shall find, in addition to the requirements of Section 22.56.090, that:

i. The grant is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the same community;

ii. The modification of the development standards will not create an adverse safety impact in the surrounding community;

iii. The structure will not be materially detrimental or injurious to the property or improvements in the vicinity of the premises; and

iv. The modification of the development standards will not adversely affect or be in conflict with the general plan, including the Santa Monica Mountains Coastal Zone Plan.

2. The hearing officer may grant a modification to yard or setback requirements required by this Title 22. The Forester and Fire Warden shall investigate each application for a yard modification and submit written comments and recommendations thereon to the director.

a. Any person desiring a modification to yard or setback regulations may file an application for a minor coastal development permit, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by the director, hearing officer, Regional Planning Commission, or Board of Supervisors on an application requesting the same, or substantially the same modification.

b. An application for a yard modification shall contain the information required by Section 22.56.030.

c. In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the hearing officer that the findings specified in subsection C.1 above can be made.

d. When an application is filed it shall be accompanied by the filing fee as required in Section 22.60.100.

e. In all cases where an application for a modification is filed, the director shall cause a notice indicating the applicant's request and the location specified to be forwarded by first class mail, postage prepaid to:

i. All persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles as owning property adjacent to the exterior boundaries of the property in question;

ii. “Occupant” or “occupants” in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection i. above is different than the address of such adjacent property;

iii. Such other persons whose property might in the director’s judgment be affected by such modification; and

iv. Such notice shall also indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the director within 15 days after receipt of such notice.

f. The hearing officer shall approve a modification where no protest to the granting of such permit is received within the specified protest period and the applicant has met the burden of proof set forth in subsection C.1 above. The hearing officer shall deny an application in all cases where the information received from the applicant or the Forester and Fire Warden fails to substantiate the burden of proof set forth in this section to the satisfaction of the director.

g. In all cases where a written protest has been received, a public hearing shall be scheduled relative to such matter before the hearing officer. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a minor coastal development permit. Following a public hearing, the hearing officer shall approve or deny the proposed modification based on the findings required by this section for approval by the director exclusive of written protest.

h. The hearing officer or Regional Planning Commission in approving an application for a modification may impose such conditions as are deemed necessary to ensure that the modification will be in accord with the findings required for approval.

i. Any person dissatisfied with the action of the hearing officer may file an appeal of such action with the Regional Planning Commission. Upon receiving a notice of appeal, the Regional Planning Commission shall take one of the following actions:

i. Affirm the action of the Hearing Officer; or

ii. Refer the matter back to the Hearing Officer for further review with or without instructions; or

iii. Set the matter for public hearing before itself. In such case, the Regional Planning Commission's decisions may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the Regional Planning Commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter.

3. The decision of:

a. The hearing officer shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Regional Planning Commission within such 15 days following notification; or

b. The Regional Planning Commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the executive officer-clerk of the Board of Supervisors pursuant to Part 5 of Chapter 22.60.

4. A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except that the director may extend such time for a period not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

D. Accessory uses. The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.20.080:

1. Detached living quarters on the same premises as the primary dwelling unit, for the use of guests and domestic staff;

2. Attached living quarters for the use of domestic staff;

3. Rooms for rent in dwelling units.

E. Except as otherwise provided herein, subsection B above incorporates the provisions of Section 22.44.123 as adopted by Ordinance 93-0010 and amended by Ordinance 94-0049, as those provisions are applicable to the Malibou Lake Area.

SECTION 16. Section 22.52.1720, Prohibited areas, is amended as follows:

...

A. Within a significant ecological area, as defined in Section 22.08.190, ~~or within an environmentally sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan;~~

B. On land with a natural slope of 25 percent or more; ~~or~~

C. Within the boundaries of a noise zone, as described in Section 22.44.350; or

D. Within the following areas subject to the Santa Monica Mountains Local Coastal Program:

1. Environmentally sensitive habitat areas, as shown on the sensitive environmental resource areas map;

2. On land located more than 2,500 feet from Pacific Coast Highway, except for the five lots required to contain second units pursuant to the conditions of approval for Tentative Tract Map 46277.

SECTION 17. Section 22.56.215, Hillside management and significant ecological areas; additional regulations, is amended as follows:

...

C. Exemptions from Permit. Permit exemptions include:

...

8. Development in the Santa Monica Mountains Coastal Zone is exempt from these provisions.

...

H. Director's Report.

...

2. The director, in developing such a report and recommendation, will consult with appropriate agencies and will compile the recommendations and comments of such agencies, including any recommendation of SEATAC. ~~Developments which are located in the Malibu Coastal Zone which are in both a significant ecological area and a sensitive environmental resource area shall be evaluated by the ERB pursuant to the~~

~~provisions of Part 9 of Chapter 22.44 in lieu of SEATAC to assure the protection of the resources contained in these areas.~~

...

SECTION 18. Section 22.56.2281, Santa Catalina Island and Marina del Rey permit required, is added as follows:

22.56.2281 Santa Catalina Island and Marina del Rey permit required. As used in the Santa Catalina Island Local Coastal Plan and Marina del Rey Land Use Plan, “Coastal development permit” means a major coastal development permit.

SECTION 19. Section 22.56.2286, Emergency projects, is added as follows:

22.56.2286 Emergency projects. In the event of an emergency within the County’s jurisdiction, where an emergency is defined as a sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services, and application for an emergency coastal development permit (“emergency permit”) shall be made to the director. The director may issue an emergency permit in accordance with Coastal Act Section 30624 and the following:

A. Applications in cases of emergencies shall be made to the director by letter or facsimile during business hours if time allows, by telephone or in person if time does not allow, within four days (96 hours) of learning of the emergency.

B. The information to be included in the application shall include the following:

- 1 The nature of the emergency;
- 2 The cause of the emergency, insofar as this can be established;
- 3 The location of the emergency;
- 4 The remedial, protective or preventative work required to deal with

the emergency; and

5. The circumstances during the emergency that appeared to justify the course(s) of action taken, including the probable consequences of failing to take action.

C. The director shall verify the facts, including the existence and nature of the emergency, insofar as time allows. The director shall document in writing the steps taken to verify the emergency and the conclusions based thereon.

D. Prior to issuance of an emergency permit when feasible, the director shall notify, and coordinate with, the South Central Coast District office of the California Coastal Commission as to the nature of the emergency and the scope of the work to be performed. This notification shall be in person or by telephone.

E. The director shall provide public notice of the proposed emergency, with the extent and type of notice determined on the basis of the nature of the emergency itself. The director may grant an emergency permit upon reasonable terms and conditions, including an expiration date and the necessity for a regular permit application later, if the director finds that:

1. An emergency exists and requires action more quickly than permitted by the procedures for coastal development permits administered pursuant to the provisions of this Chapter and Public Resources Code Section 30600.5 and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;

2. Public comment on the proposed emergency action has been reviewed if time allows; and

3. The work proposed would be temporary and consistent with the requirements of the County's certified LCP.

4. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

5. The director shall not issue an emergency permit for any work that falls within the provisions of Public Resources Code Section 30519(b) since a coastal development permit application must be reviewed by the California Coastal Commission pursuant to provisions of Public Resources Code Section 30600.5.

F. The emergency permit shall be a written document that includes the following information:

1. The date of issuance;

2. The expiration date;

3. The scope of work to be performed;

4. Terms and conditions of the permit;

5. A provision stating that within 90 days of issuance of the emergency permit, a regular coastal development permit application shall be submitted and properly filed consistent with the requirements of this Chapter.

6. A provision stating that any development or structures constructed pursuant to an emergency permit shall be considered temporary until authorized by a follow-up regular coastal development permit and that issuance of an emergency permit shall not constitute an entitlement to the erection of permanent development or structures;

7. A provision that states that: The development authorized in the emergency permit must be removed unless a complete application for a regular coastal development permit is filed within 90 days of approval of the emergency permit and said regular permit is approved. If a regular coastal development permit authorizing permanent retention of the development is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed. The director may extend the length of time that the development authorized by the emergency permit is allowed to remain in place, if such an extension is requested and substantiated by the applicant.

G. The emergency permit may contain conditions for removal of development or structures if they are not authorized in a regular coastal development permit, or the emergency permit may require that a subsequent permit must be obtained to authorize the removal.

H. The director shall report in writing to the Regional Planning Commission and to the California Coastal Commission at each meeting the emergency permits applied for or issued since the last report, with a description of the nature of the emergency and the work involved. Copies of this report shall be available at the

meeting and shall have been mailed at the time that application summaries and staff recommendations are normally distributed to all persons who have requested such notification in writing.

I. All emergency permits issued after completion of the agenda for the meeting shall be briefly described by the director at the meetings and the written report required by subsection 8 above shall be distributed prior to the next succeeding meeting.

J. The report of the director shall be informational only; the decision to issue the emergency permit is solely at the discretion of the director.

SECTION 20. Section 22.56.2290, Exemptions and categorical exclusions, is amended as follows:

22.56.2290 Exemptions and categorical exclusions. A. Exemptions: The provisions of this Part 17 shall not apply to:

1. Additions to single-family residences consistent with the provisions of Section 13250, Title 14, California Code of Regulations.

2. a. Improvements to existing single-family residences except as noted below in subsection b. For purposes of this section, the terms "Improvements to existing single-family residences" includes all fixtures and structures directly attached to the residence and those structures normally associated with a single family residence, such as garages, swimming pools, fences, storage sheds and landscaping but specifically not including guest houses or accessory self-contained residential units.

b. The exemption in subsection a. above shall not apply to the following classes of development which require a coastal development permit because they involve a risk of adverse environmental impact:

i. Improvements to a single-family structure if the structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, or within 50 feet of the edge of a coastal bluff.

ii. Any significant alteration of land forms including the movement of cut and/or fill material requiring a grading permit, removal or placement of

15,000 square feet or more of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;

iii. The expansion or construction of water wells or septic systems;

iv. On property not included in subsection b.i. above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in a Scenic Resources Area as designated by the County, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure had previously been undertaken pursuant to this section or Public Resources Code Section 30610(a), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.

v. In areas which the County or Coastal Commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system.

vi. Any improvement to a single-family residence where the development permit issued for the original structure by the Coastal Commission, regional Coastal Commission, or director indicated that any future improvements would require a development permit.

~~2~~ 3. Improvements to any structure other than a single family residence or public works facility consistent with the provisions of Section 13253, Title 14, California Code of Regulations.

~~3~~ 4. Repair and Maintenance Activities.

~~A~~ a. Repair or maintenance activities that are consistent with the provisions of Section 13252, Title 14, California Code of Regulations do not result in an

addition to, or enlargement or expansion of, the object of those repair or maintenance activities.

b. The exemption in subsection a. above shall not apply to the following extraordinary methods of repair and maintenance which require a coastal development permit because they involve a risk of adverse environmental impact:

i. Any method of repair or maintenance of a seawall, revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:

(A) Repair or maintenance involving alteration of 20 percent or more of the foundation of the protective work including pilings and other surface or subsurface structures;

(B) The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries and lakes or on a shoreline protective works;

(C) The replacement of 20 percent or more of the materials of an existing structure with materials of a different kind; or

(D) The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.

ii. Any method of routine maintenance dredging that involves:

(A) The dredging of 100,000 cubic yards or more within a twelve (12) month period;

(B) The placement of dredged spoils of any quantity within an environmentally sensitive habitat area, on any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams; or

(C) The removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the County or the Coastal Commission has declared by resolution to have a critically short sand supply

that must be maintained for protection of structures, coastal access or public recreational use.

iii. Any repair or maintenance to facilities or structures or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams that include:

(A) The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials;

(B) The presence, whether temporary or permanent, of mechanized equipment or construction materials.

c. All repair and maintenance activities governed by subsection 4.b. above shall be subject to the LCP permit regulations, including but not limited to the regulations governing administrative and emergency permits. The provisions of subsection b. above shall not be applicable to those activities specifically described in the document entitled Repair, Maintenance and Utility Hookups, adopted by the Coastal Commission on September 5, 1978 unless a proposed activity will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.

d. Unless destroyed by natural disaster, the replacement of 50 percent or more of a single-family residence, (as measured by 50% of the exterior walls), seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance but instead constitutes a replacement structure requiring a coastal development permit.

5. Other Improvements.

a. Improvements to any structure other than a single-family residence or a public works facility except as noted in subsection 5.b below. For purposes of this Section, where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure:

i. All fixtures and other structures directly attached to the structure.

ii. Landscaping on the lot.

b. The exemption in subsection 5.a. above shall not apply to the following classes of development which require a coastal development permit because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policies of the LCP.

i. Improvement to any structure if the structure or the improvement is located: on a beach; in a wetland, stream, or lake; seaward of the mean high tide line; or within 50 feet of the edge of a coastal bluff;

ii. Any significant alteration of land forms including the movement of cut and/or fill material requiring a grading permit, removal or placement of 15,000 square feet or more of vegetation, on a beach or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff, or in an environmentally sensitive habitat area;

iii. The expansion or construction of water wells or septic systems;

iv. On property not included in subsection 5.b.i. above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in a Scenic Resources Area as designated by the LUP, an improvement that would result in an increase of 10 percent or more of internal floor area of the existing structure, or constitute an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to subsection 5.a. above or Public Resources Code section 30610(b), and/or increase in height by more than 10 percent of an existing structure;

v. In areas which the County or the Coastal Commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system;

vi. Any improvement to a structure where the coastal development permit issued for the original structure by the director or the Coastal Commission indicated that any future improvements would require a development permit;

vii. Any improvement to a structure which changes the intensity of use of the structure;

viii. Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel timesharing conversion.

4.6. Utility Connections. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to Division 20, the California Coastal Act, of the Public Resources Code; provided, however, that the director may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources. All repair, maintenance and utility hookups shall be consistent with the provisions adopted by the California Coastal Commission on September 5, 1978.

5.7. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure. The director may approve a replacement structure that is to be located in an alternative location if the new location decreases risk to health and safety, or habitat destruction.

6.8. Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate or use, as defined in Section ~~41003.5~~ 11212 of the California Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit

requirements of this division, no coastal development permit shall be required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subsection. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate or use for the purposes of this subsection.

~~7. Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.~~

9. Temporary Uses. Any proposed development which the director finds to be a temporary use that is subject to the provisions of Part 14 of Chapter 22.56 and does not have any significant adverse impact upon coastal resources.

10. Lot line adjustments and certificates of compliance.

a. A lot line adjustment limited to one lot line shared by two adjoining properties, issuance of certificates of compliance on lots created legally prior to 1972, and other technical amendments to individual maps and lot lines authorized under Title 22.

b. The exemption in subsection a. above shall not apply if the proposed action involves a risk of adverse environmental impact such as, but not limited to, the following:

i. An increase in the number of lots conforming to minimum lot size standards at the time of the action; or

ii. a resultant parcel that will conflict with any provision of this Title 22 or policies of the certified local coastal program.

B. Record of Permit Exemptions. The director shall maintain a record of all those developments within the coastal zone that have been authorized as being exempt from the requirement for a coastal development permit pursuant to this Section. This record shall be available for review by members of the public and representatives of the Coastal Commission. The Record of Permit Exemptions shall include the name of the applicant, the location of the project, and a brief description of the project.

B C. Categorical Exclusions. (Reserved) Projects pursuant to a Categorical Exclusion Order as certified by the California Coastal Commission pursuant to Public Resources Code 30610(e).

C D. As used in this section, “disaster” means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; “bulk” means total interior cubic volume as measured from the exterior surface of the structure; and “structure” includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

D E. A determination on whether a development is exempt shall be made by the director at the time an application for development within the coastal zone is submitted. Any dispute arising from the director’s determination shall be resolved pursuant to the procedure described in Section 22.56.2370. (Ord. 89-0147 § 1 (part), 1989.)

SECTION 21. Section 22.56.2305, Application- Types and review procedures, is added as follows:

22.56.2305 Application – Types and review procedures. A. Upon receipt of a complete application for a proposed development in the Santa Monica Mountains Coastal Zone that requires a coastal development permit from the County, the director shall determine which of the following coastal development permits is the appropriate level of review for the proposed use:

1. Administrative coastal development permit is required for establishment of a principal permitted use and certain other permitted uses, and shall be processed pursuant to Section 22.56.2405 and 22.44.516. An application for an administrative coastal development permit shall be reviewed by the director and the staff biologist;

2. Minor coastal development permit is required for establishment of certain uses other than a principal permitted use, and shall be processed pursuant to Part 17 of Chapter 22.56, except that the hearing officer will conduct the public hearing.

An application for a minor coastal development permit shall be reviewed by the director and staff biologist or Environmental Review Board; or

3. Major coastal development permit is required to establish a use that requires conditions and application of mitigation measures to assure that the use will not have director or indirect significant impacts, or cumulative significant impacts, on coastal resources. An application for a major coastal development permit shall be reviewed by the director, the staff biologist, and the Environmental Review Board.

B. All applications shall obtain a recommendation from the County Departments of Fire, Health Services, and Public Works, as required by Section 22.44.817, except as waived by the director.

C. The director shall determine whether the proposed development is:

1. Subject to the requirement for a coastal development permit or permit amendment from the Coastal Commission;

2. Appealable to the Coastal Commission;

3. Exempt from the coastal development permit requirements as defined in subsection D of this Section;

4. Subject to the requirement of securing a coastal development permit to be issued by the County.

SECTION 22. Section 22.56.2315 Pre-Application, is added as follows:

22.56.2315 Pre-Application. The County shall offer a pre-application review to determine project impacts and conformance issues through the Los Angeles County One-Stop interdepartmental land development counseling team. County Department of Fire, Health Services, Public Works and Regional Planning shall be represented at scheduled pre-application review sessions.

SECTION 23. Section 22.56.2375 Determination of status, is added as follows:

22.56.2375 Determination of status. Where an applicant, interested person, or the director has a question as to the appropriate designation for the development, the

following procedures shall establish whether a development is non-appealable or appealable:

A. The director or his or her designee shall make a determination as to what type of development is being proposed (i.e., appealable, non-appealable) and shall inform the applicant of the notice and hearing requirements for the particular development.

B. If the determination of the director is challenged by the applicant or an interested person, or if the County wishes to have a Coastal Commission determination as to the appropriate designation, the director shall notify the District Director of the South Coast District Office of the Coastal Commission by telephone or in writing of the dispute/question and shall request the executive director's determination as to whether the development is categorically excluded, non-appealable.

C. The executive director of the Coastal Commission shall, within two (2) working days of the local government request (or upon completion of a site inspection where such inspection is warranted), transmit his or her determination as to whether the development is categorically excluded, non-appealable or appealable.

D. Where, after the executive director's investigation, the executive director's determination is not in accordance with the director's determination, the Coastal Commission shall hold a hearing for purposes of determining the appropriate designation for the area. The Commission shall schedule the hearing on the determination for the next Coastal Commission meeting (in the appropriate geographic region of the state) following the executive director's determination.

SECTION 24. Section 22.56.2405 Administrative coastal development permit, is added as follows:

22.56.2405 Administrative coastal development permit. A. Applicability.
The provisions of this Section shall apply to all principal permitted uses and other permitted uses that:

1. Meet all development standards without the need for a discretionary permit such as a variance, minor or major coastal development permit;

2. Do not fall within an Environmental Review Board review area; and
3. Do not disturb plants and/or animals found on the resource lists named in subsection K.1 of this Section.

B. Limitations. The director may not issue an administrative coastal development permit if the proposed development:

1. Lies within the Coastal Commission's continuing permit jurisdiction pursuant to the California Coastal Act, Sections 30519 and 30601; or

2. Involves a structure or similar integrated physical construction that lies partly within and partly outside the Coastal Commission's appeal zone; or

3. Will have a significant adverse environmental impact, either individually or cumulatively, on sensitive coastal resources; or

4. Involves any division of land, including but not limited to subdivisions or minor land divisions pursuant to the Subdivision Map Act, or lot-lien adjustments for two or more lot lines shared by three or more adjoining properties.

C. Application. An applicant shall submit the materials and information required in Section 22.56.2310 and Section 22.44.516.

D. Application review. If the director receives an application that does not qualify for an administrative coastal development permit, the applicant will be notified within 10 days of filing the application that the application must comply with the processing procedures for either a minor or major coastal development permit as set forth in subsection H of this Section and Part 17 of Chapter 22.56. The director, with the concurrence of the applicant, may accept the application for filing as a minor or major coastal development permit and shall adjust the application fees accordingly.

E. Decision by the director or hearing officer. Administrative coastal development permits not appealable to the Coastal Commission shall be decided by the Director. Administrative coastal development permits that are appealable to the Coastal Commission shall be set for public hearing before and decided by the hearing officer.

F. Notice. Notice shall be provided as follows:

1. Notice shall be posted at the site of the proposed development in accordance with the procedures set forth in Section 22.56.2430. The director shall revoke the administrative coastal development permit pursuant to the procedures set

forth in Section 22.56.2540 if it is determined that the administrative coastal development permit was granted without proper notice having been given, and that proper notice would have had the potential of altering the decision of the Director to act differently in issuing the permit.

2. Notice shall be mailed to all owners of property located within 300 feet of the parcel(s) where development is proposed.

3. Notice of administrative coastal development permits shall also be mailed by first class mail to any persons known to be interested in the proposed development and any persons who have informed the director in writing that they wish to receive such notice.

4. The applicant shall provide any additional notice to the public that the director deems necessary.

G. Action.

1. The director may deny, approve, or conditionally approve an administrative coastal development permit on the same grounds as contained in Sections 22.56.2320 and 22.56.2410, and subsection B.15 of Section 22.44.516.

2. The hearing officer may deny, approve or conditionally approve an administrative coastal development permit on the same grounds as contained in Sections 22.56.2320 and 22.56.2410, and subsection B.15 of Section 22.44.516, for a minor or major coastal development permit application, and may include reasonable terms and conditions necessary to bring the project into consistency with the certified Santa Monica Mountains Local Coastal Program.

3. Administrative coastal development permits issued shall be governed by the procedures used in approving minor and major coastal development permits.

H. Appeals of administrative coastal development permit applications.

1. Not appealable to the Coastal Commission. The decision of the director on an administrative coastal development permit application may be appealed to the hearing officer within 15 days after the applicant receives the notice of action. The hearing officer may approve, deny or modify the decision of the director.

2. Appealable to the Coastal Commission.

a. The decision of the hearing officer on an administrative coastal development permit may be appealed to the Regional Planning Commission within 15 days after the applicant receives the notice of action. Upon appeal, the Regional Planning Commission may approve, deny, or modify the decision of the hearing officer.

b. The decision of the Regional Planning Commission concerning an appeal of the hearing officer's decision, may be appealed to the Coastal Commission by any person, the executive director of the Coastal Commission, or any two members of the Coastal Commission, pursuant to the provisions of Section 22.56.2450.

I. Report to the Regional Planning Commission.

1. Any administrative coastal development permit issued by the director or hearing officer shall be reported in writing to the Regional Planning Commission at their first regularly scheduled meeting after the permit is approved. The director shall prepare a development permit to allow the Regional Planning Commission to understand the development to be undertaken. This report shall be available at the meeting and shall have been mailed to the Regional Planning Commission, to any person who requested to be on the mailing list for the project, and to all persons wishing to receive such notification, at the time of the regular mailing of notice for the Regional Planning Commission meeting.

2. If one-third or more of the full membership of the Regional Planning Commission so request, the issuance of an administrative coastal development permit shall not become effective, but shall, if the applicant wished to pursue the application, be treated as a minor or major coastal development permit application subject to all provisions of Part 17 of Chapter 22.56 and of this Part.

J. Effective date. A decision on an administrative coastal development permit shall not be deemed final and effective until all the following have occurred:

1. The director or hearing officer has made a decision on the application;

2. The Regional Planning Commission review of the administrative coastal development permit is complete and the Regional Planning Commission did not object to the decision, as provided for in subsection 9.b above;

3. All rights of appeal have been exhausted; and

4. Notice of final decision prepared in accordance with Section 22.56.2440 has been received by the Coastal Commission, and their 20 working day appeal period has passed without the filing of an appeal.

K. Amendments.

1. Amendments to administrative coastal development permits issued by the director may be approved by the director upon the same criteria and subject to the same reporting requirements as procedures, including public notice and appeals, as provided for in this Section.

2. Amendments to administrative coastal development permits issued by the hearing officer may be approved by the hearing officer upon the same criteria and subject to the same reporting requirements as procedures, including public notice and appeals, as provided for in this Section.

3. If any amendment would, in the opinion of either the director or the hearing officer as the case may be, change the nature of the approved project, or change or delete a previously imposed condition of approval so that it no longer meets the criteria established for treating the application as an administrative coastal development permit pursuant to this Section, then the application shall thereafter be treated in the manner prescribed in Section 22.56.2530 dealing with amendments to coastal development permits.

4. The director or hearing officer shall not approve amendments to administrative coastal development permits issued by the executive director of the Coastal Commission.

SECTION 25. Section 22.60.100 Filing Fees and Deposits is amended as follows:

22.60.100 Filing fees and deposits. A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

....

Coastal Development Permit, Administrative –

Coastal Development Permit, Major –

Coastal Development Permit, Minor –

Coastal Development Permits, Waivers — \$637.00

...

SECTION 26. Chapter 22.60 ADMINISTRATION, Parts, is hereby amended by adding the following to the list:

...

7. Coastal Zone Enforcement Procedures

...

SECTION 27. Section 22.60.230, Initiation of appeals and calls for review,* is hereby amended as follows:

...

5. Exception to Fees.

a. When the appellant is not the applicant, the preceding prescribed fees for appeals shall be reduced by 50 percent, except that this reduction shall not apply to the

processing fee for an appeal from a director's review of a large family child care home, as prescribed in subsection 4(a) of this section.

b. No fee shall be charged for an appeal of a coastal development permit in the Santa Monica Mountains Coastal Zone.

SECTION 28. Chapter 22.60 Part 7, Coastal Zone Enforcement Procedures, is added as follows:

Part 7

Coastal Zone Enforcement Procedures

Sections:

- 22.60.400 Cease and desist orders, notice, terms and conditions, time of effectiveness, duration.
- 22.60.410 Cease and desist orders issued after public hearing; terms and conditions; notice of hearing; finality and effectiveness of order.
- 22.60.420 Restoration order; violations.
- 22.60.421 Definitions.
- 22.60.422 Commencement of Restoration Order Proceeding Before the Regional Planning Commission.
- 22.60.423 Distribution of Notice of Hearings on Proposed Restoration Order.
- 22.60.424 Contents of a Director's Recommendation on Proposed Restoration Order.
- 22.60.425 Distribution of Director's Recommendation.
- 22.60.426 Procedure for Hearing on Proposed Restoration Order.
- 22.60.427 Contents of Restoration Orders.
- 22.60.428 Rescission or Modification of Restoration Orders.
- 22.60.430 Notice of violation.
- 22.60.440 Notice of violation; contents.

22.60.450 Notice of violation; clearance.

22.60.460 Civil liability; violations; amount; factors.

22.60.470 Exemplary damages.

22.60.400 Cease and desist orders, notice, terms and conditions, time of effectiveness, duration. A. If the director determines that any person has undertaken any activity within the Coastal Zone that (1) requires a coastal development permit from the County without first having obtained a coastal development permit, or (2) may be inconsistent with any coastal development permit previously issued by the County, the director may issue an order directing that person to cease and desist.

B. The cease and desist order shall be issued only if the person has failed to respond in a satisfactory manner to a written notice given by certified mail or hand delivered to the landowner or the person performing the activity. The notice shall include the following:

1. A description of the activity which meets the criteria of subsection

A.

2. A statement that the described activity constitutes development which is in violation of this Title because it is not authorized by a valid coastal development permit.

3. A statement that the described activity be immediately stopped or the alleged violator may receive a cease and desist order, the violation of which may subject the violator to additional fines.

4. The name, address, and phone number of the Department of Regional Planning staff member who is to be contacted for further information.

C. The cease and desist order may be subject to such terms and conditions as the director may determine are necessary to avoid irreparable injury to any area within the coastal zone pending action by the County.

D. The cease and desist order shall be effective upon its issuance, and copies shall be served immediately by certified mail upon the person or governmental agency subject to the order.

E. A cease and desist order issued pursuant to this section shall become null and void 90 calendar days after issuance. Consecutive cease and desist orders may be issued.

22.60.410 Cease and desist orders issued after public hearing; terms and conditions; notice of hearing; finality; and effectiveness of order. A. If the Regional Planning Commission, after public hearing, determines that any person or governmental agency has undertaken any activity that (1) requires a coastal development permit from the County without first having obtained the permit, or (2) is inconsistent with any coastal development permit previously issued by the County, the Regional Planning Commission may issue an order directing that person or governmental agency to cease and desist the activity.

B. The cease and desist order may be subject to such terms and conditions as the Commission may determine are necessary to ensure compliance with this Part, including immediate removal of any development or material or the setting of a schedule within which steps shall be taken to obtain a permit pursuant to Part 17 of Section 22.56.

C. Notice of the public hearing on a proposed cease and desist order shall be given to all affected persons and agencies and the order shall be final and effective upon the issuance of the order. Copies shall be served immediately by certified mail or in person, upon the person or governmental agency subject to the order and upon other affected persons and agencies who appeared at the hearing or requested a copy. The notice shall include a description of the civil remedy to a cease and desist order, authorized by State Public Resources Code Section 30803.

22.60.420 Restoration order; violations. In addition to any other authority to order restoration, the County may, after a public hearing, order restoration of a site if it finds that the development has occurred without a coastal development permit from the County or the Coastal Commission, the development is inconsistent with the certified local coastal program, and the development is causing continuing damage to resources.

22.60.421 Definitions. The elements of the term “continuing damage to resources,” as such term is used in Section 22.60.420, shall have the following meanings:

-- “Resource” means any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, including but not limited to public access, marine and other aquatic resources, environmentally sensitive wildlife habitat, and the visual quality of coastal areas.

-- “Damage” means any degradation or other reduction in quality, abundance, or other quantitative or qualitative characteristic of the resource as compared to the condition the resource was in before it was disturbed by unpermitted development.

-- “Continuing,” when used to describe “resource damage,” means such damage which continues to occur as of the date of issuance of the restoration order.

22.60.422 Commencement of Restoration Order Proceeding Before the Regional Planning Commission. A. If the director believes that the results of an enforcement investigation so warrant, he or she shall commence a restoration order proceeding before the Regional Planning Commission by providing the property owner and any person whom he or she believes to have engaged in development activity as described in Section 22.60.420 with notice of his or her intent to do so. Such notice of intent shall be given either as a provision of a staff report or by separate written communication delivered either (1) by certified mail, (2) by regular mail receipt of which is confirmed by subsequent oral communication either in person or by telephone, or (3) by hand, and shall include, at minimum, the information specified in Section 22.60.427 A, B, and C together with an explanation of the basis of the director’s belief that the specified activity meets the criteria of Section 22.60.420. The notice of intent shall be accompanied by a ‘statement of defense form’ as contained in Appendix I of the Technical Appendices to the Santa Monica Mountains Local Coastal Program. The person(s) to whom such notice is given shall complete and return the statement of defense form to the director by the date specified therein, which date shall be no earlier than 20 calendar days from transmittal of the notice of intent.

B. The director may at his or her discretion extend the time limit for submittal of the statement of defense form imposed by any notice of intent issued pursuant to subsection A of this section upon receipt within the time limit of a written request for such extension and a written demonstration of good cause. The extension shall be valid only to those specific items or matters that the director identifies to the requesting party as being exempt from the submittal deadline and shall be valid only for such additional time as the director allows.

22.60.423 Distribution of Notice of Hearings on Proposed Restoration Order. At least 10 calendar days prior to a hearing on a proposed restoration order, the director shall mail by regular mail a written notice of the date, time, and place of the initial hearing to the property owner and all alleged violators at their last known address and to all members of the public who have requested in writing that they receive such notice, provided that no notice need be mailed to the alleged violator if the alleged violator has already received notice of the hearing in a staff report prepared by the director.

22.60.424 Contents of a Director's Recommendation on Proposed Restoration Order. A. The director shall prepare a recommendation on a proposed restoration order.

B. The director's recommendation shall be in writing and shall include, at minimum:

1. A copy of any statement of defense form completed and returned to the director by the alleged violators(s) pursuant to Section 22.60.422;

2. A brief summary of (a) any background to the alleged violation, (b) the allegations made by staff in its violation investigation, (c) a list of all allegations either admitted or not contested by the alleged violator(s), (d) all defenses and mitigating factors raised by the alleged violators(s), and (e) any rebuttal evidence raised by the staff to matters raised in the alleged violator's assertion of any defense or mitigating factor with references to supporting documents;

3. A summary and analysis of all unresolved issues;

4. The proposed text of any restoration order that the director recommends that the Regional Planning Commission approve for issuance.

22.60.425 Distribution of Director's Recommendation. The director's recommendation on a proposed restoration order shall be distributed by regular mail to the property owner, the alleged violator(s), and to all persons who specifically requested it.

22.60.426 Public Hearing on Proposed Restoration Order. A hearing on a proposed restoration order shall be held by the Regional Planning Commission. After conclusion of the hearing, the Regional Planning Commission shall make a determination as to whether a restoration order should be issued by the director, either in the form recommended by the director or as amended by the Commission.

22.60.427 Contents of Restoration Orders. Restoration orders shall be signed by the director and shall contain at a minimum the following:

A. The names of the property owner and/or the person or persons who have undertaken the activity that is the subject of the order;

B. Identification of the property where the activity has been undertaken;

C. A description of the activity;

D. The effective date of the order;

E. Any terms, conditions, or other provisions authorized by Section 22.60.420. Any term or condition that the Regional Planning Commission may impose which requires removal of any development or material shall be for the purpose of restoring the property affected by the violation to the condition it was in before the violation occurred;

F. Written findings that (a) explain the decision to issue the order and (b) provide the factual and legal basis for the issuance of the order;

G. A statement of the obligation of the person(s) subject to the order to conform strictly to its terms and the consequences specified in Section 30821.6 of the State Public Resources Code of the failure to do so.

22.60.428 Rescission or Modification of Restoration Orders. The Regional Planning Commission, after public hearing, may rescind or modify a restoration order that the director has issued. A proceeding for such a purpose may be commenced by (a) any person to whom the restoration order is directed, (b) the director, or (c) a majority of the Regional Planning Commission. A person described in subsection (a) may commence a proceeding for the purpose of rescinding or modifying a restoration order only where the person demonstrates to the satisfaction of the director that there has been a material change in the facts upon which the order was issued. Upon receipt of a request pursuant to this section for rescission or modification of a restoration order, a hearing on the request shall be held at the next regularly scheduled meeting of the Regional Planning Commission or as soon thereafter as is practicable after notice to all persons subject to the order or whom the director otherwise has reason to know would be interested in the matter.

22.60.430 Notice of violation. A. Whenever the director has determined, based on substantial evidence, that real property in the Coastal Zone has been developed in violation of this Title 22, the director may cause a notification of intention to record a notice of violation to be mailed by regular and certified mail to the owner of the real property at issue, describing the real property, identifying the nature of the violation, naming the owners thereof, and stating that if the owner objects to the filing of a notice of violation, an opportunity will be given to the owner to present evidence on the issue of whether a violation has occurred.

B. The notification specified in subdivision A shall indicate that the owner is required to respond in writing, within 15 calendar days of the date the notification was mailed, to object to recording the notice of violation. The notification shall also state that if, within 15 calendar days of mailing of the notification, the owner of the real property at issue fails to inform the director of the owner's objection to recording the notice of violation, the director shall record the notice of violation in the office of the County Recorder.

C. If the owner submits a timely objection to the proposed filing of the notice of violation, a public hearing shall be held at the next regularly scheduled hearing officer meeting for which adequate public notice can be provided, at which time the owner may present evidence to the hearing officer why the notice of violation should not be recorded. The hearing may be postponed for cause for not more than 90 calendar days after the date of the receipt of the objection to recordation of the notice of violation.

D. If, after the hearing officer has completed his or her hearing and the owner has been given the opportunity to present evidence, the hearing officer finds that, based on substantial evidence, a violation has occurred, the director shall record the notice of violation in the office of the County Recorder. If the hearing officer finds that no violation has occurred, the director shall mail a clearance letter to the owner of the real property.

22.60.440 Notice of violation; contents. A. The notice of violation shall be contained in a separate document prominently entitled "Notice of Violation of the Coastal Zone Provisions of Title 22 of the County Code." The notice of violation shall contain all of the following information:

1. The names of the owners of record of the property affected by the notice;

2. A legal description of the real property affected by the notice;

3. A statement specifically identifying the nature of the alleged violation and the measures necessary to remediate the alleged violation;

4. A name and telephone number of the staff member at Regional Planning to contact concerning the alleged violation; and

5. A County case number relating to the notice.

B. The notice of violation, when properly recorded and indexed, shall be considered notice of the violation to all successors in interest in that property. This notice is for informational purposes only and is not a defect, lien, or encumbrance on the property.

22.60.450 Notice of violation; clearance. Within 30 calendar days after the final resolution of a violation that is the subject of a recorded notice of violation, the director shall mail a clearance letter to the owner of the real property and shall record a notice of rescission in the office of each County Recorder in which the notice of violation was filed, indicating that the notice of violation is no longer valid.

22.60.460 Civil liability; violations; amount; factors. A. Any person who violates any provision of this Title 22 within the Coastal Zone may be civilly liable in accordance with this subdivision as follows:

1. Civil liability may be imposed by the superior court in accordance with this Part 7 on any person who performs or undertakes development that is in violation of this Title 22 or that is inconsistent with any coastal development permit previously issued by the County in an amount that shall not exceed thirty thousand dollars (\$30,000) and shall not be less than five hundred dollars (\$500).

2. Civil liability may be imposed for any violation of this Title 22 other than that specified in paragraph (1) in an amount that shall not exceed thirty thousand dollars (\$30,000).

B. Any person who performs or undertakes development that is in violation of this Title 22 or that is inconsistent with any coastal development permit previously issued by the Coastal Commission or the County that is implementing a certified local coastal program, when the person intentionally and knowingly performs or undertakes the development in violation of this Part 7 or inconsistent with any previously issued coastal development permit, may, in addition to any other penalties, be civilly liable in accordance with this subdivision. Civil liability may be imposed by the superior court in accordance with this article for a violation as specified in this subdivision in an amount which shall not be less than one thousand dollars (\$1,000), not more than fifteen thousand dollars (\$15,000), per day for each day in which the violation persists.

C. In determining the amount of civil liability, the following factors shall be considered:

1. The nature, circumstance, extent, and gravity of the violation.

2. Whether the violation is susceptible to restoration or other remedial measures.

3. The sensitivity of the resource affected by the violation.

4. The cost to the County of bringing the action.

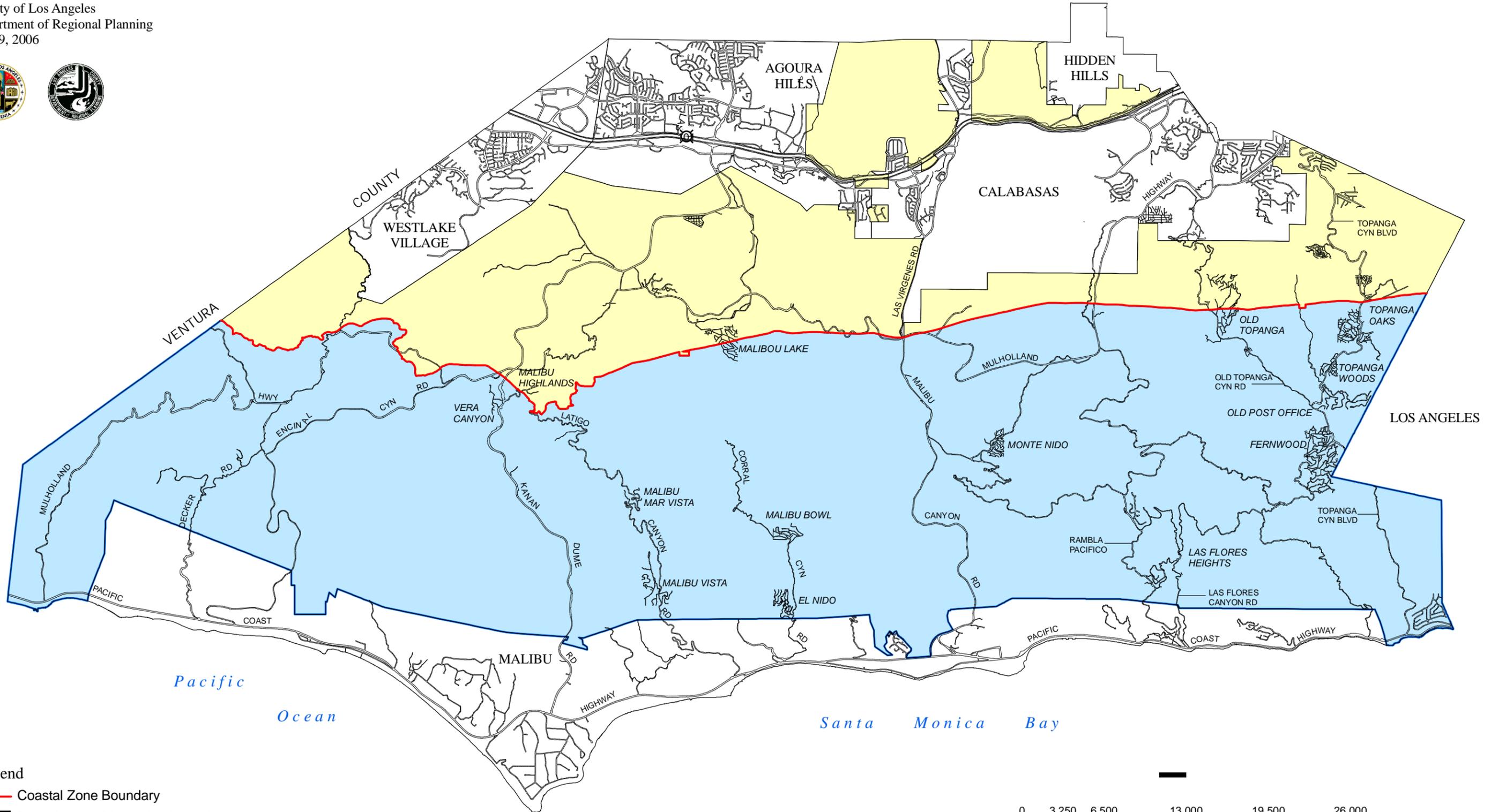
5. With respect to the violator, any voluntary restoration or remedial measures undertaken, any prior history of violations, the degree of culpability, economic profits, if any, resulting from, or expected to result as a consequence of, the violation, and such other matters as justice may require.

22.60.470 Exemplary damages. Where a person has intentionally and knowingly violated any provision of this Title 22 or any order issued pursuant to this Title 22, the County may maintain an action for exemplary damages and may recover an award, the size of which is left to the discretion of the court. In exercising its discretion, the court shall consider the amount of liability necessary to deter further violations.

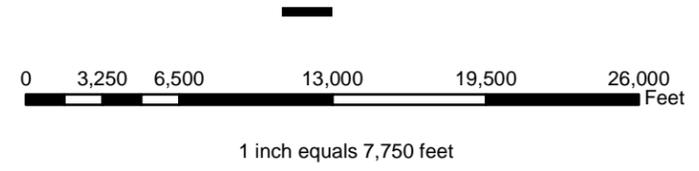
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Coastal Zone Community Standards District

County of Los Angeles
Department of Regional Planning
June 9, 2006



- Legend**
- Coastal Zone Boundary
 - Santa Monica Mountains North Area
 - Santa Monica Mountains Coastal Zone Community Standards District



Proposed Santa Monica Mountains Local Coastal Program Zoning Consistency



September 2007
County of Los Angeles
Department of Regional Planning

ZONING CASE NO. 200600009

ORDINANCE NO. _____

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to the Malibu Zoned District No. 110.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of The Malibu Zoned District, as shown on the map attached hereto.

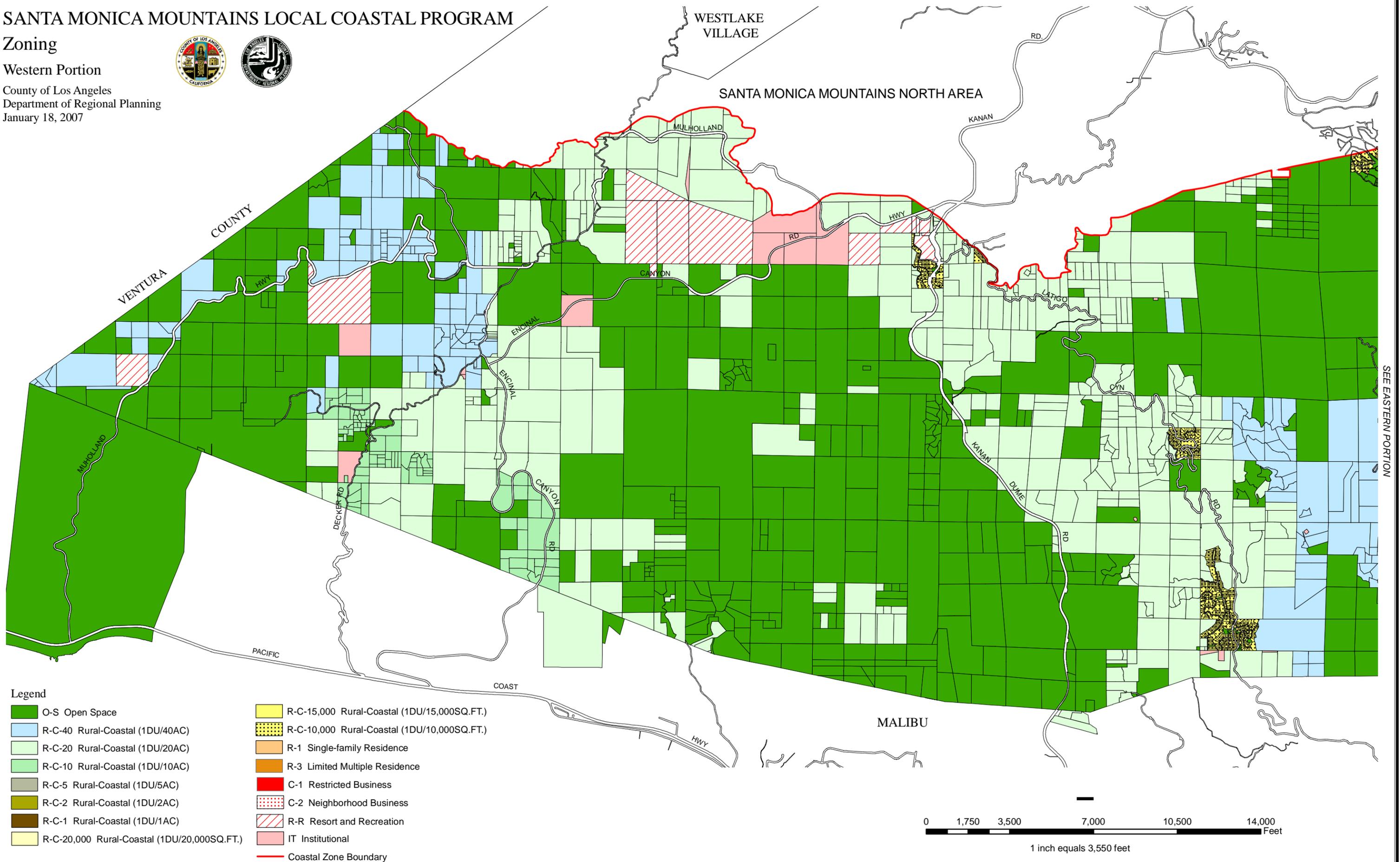
SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

SECTION 3. A summary of this ordinance shall be published in accordance with Section 25124(b) of the Government Code in THE DAILY NEWS, a newspaper printed and published in the County of Los Angeles.

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

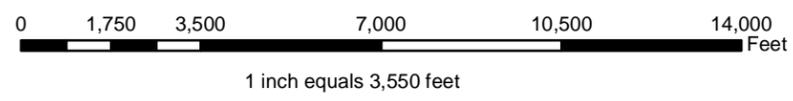
Zoning

Western Portion
 County of Los Angeles
 Department of Regional Planning
 January 18, 2007



Legend

- | | |
|---|---|
| O-S Open Space | R-C-15,000 Rural-Coastal (1DU/15,000SQ.FT.) |
| R-C-40 Rural-Coastal (1DU/40AC) | R-C-10,000 Rural-Coastal (1DU/10,000SQ.FT.) |
| R-C-20 Rural-Coastal (1DU/20AC) | R-1 Single-family Residence |
| R-C-10 Rural-Coastal (1DU/10AC) | R-3 Limited Multiple Residence |
| R-C-5 Rural-Coastal (1DU/5AC) | C-1 Restricted Business |
| R-C-2 Rural-Coastal (1DU/2AC) | C-2 Neighborhood Business |
| R-C-1 Rural-Coastal (1DU/1AC) | R-R Resort and Recreation |
| R-C-20,000 Rural-Coastal (1DU/20,000SQ.FT.) | IT Institutional |
| Coastal Zone Boundary | |

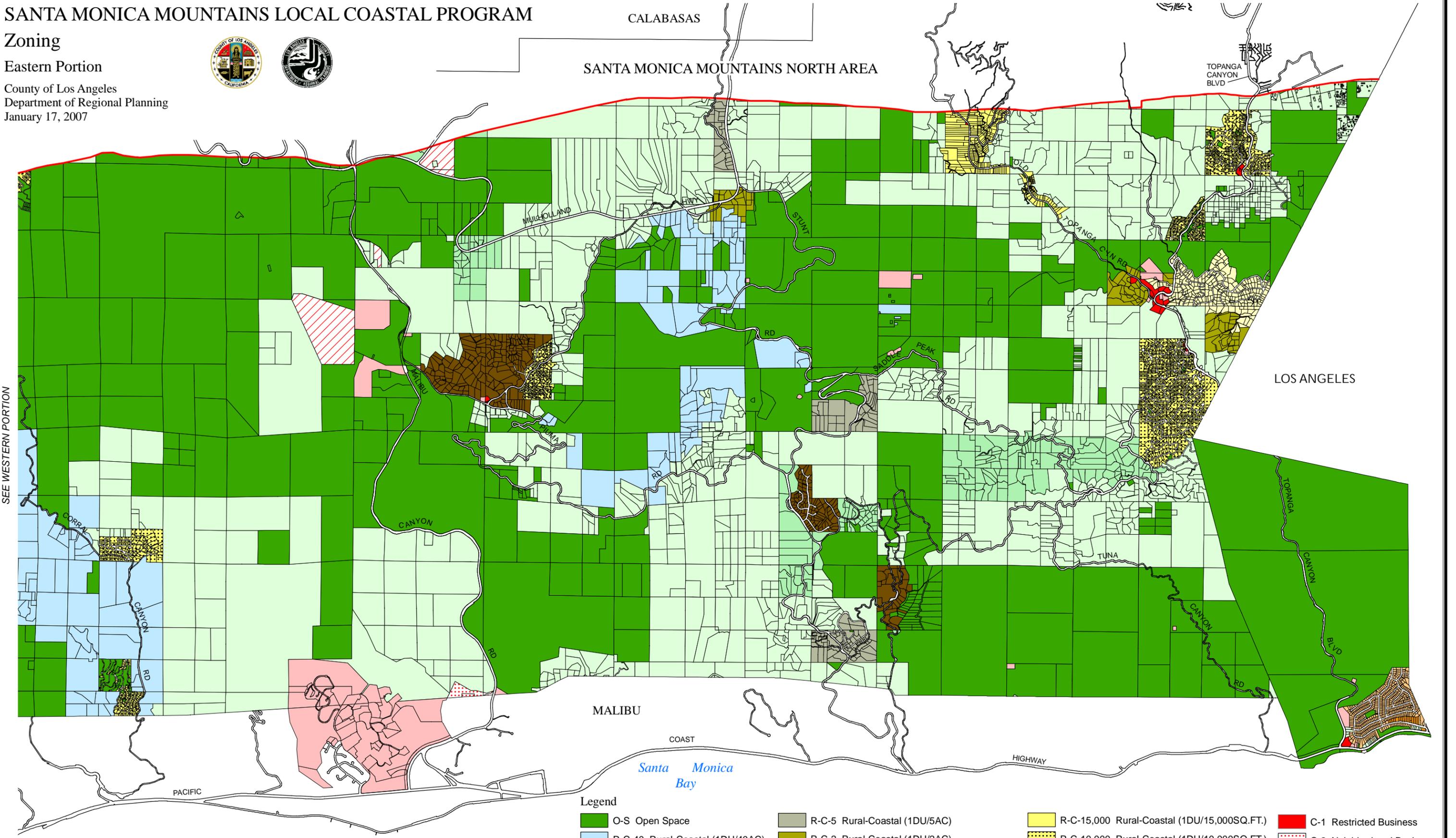


SEE EASTERN PORTION

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Zoning

Eastern Portion
 County of Los Angeles
 Department of Regional Planning
 January 17, 2007



SEE WESTERN PORTION



Legend

- | | | | |
|---------------------------------|---|---|---------------------------|
| O-S Open Space | R-C-5 Rural-Coastal (1DU/5AC) | R-C-15,000 Rural-Coastal (1DU/15,000SQ.FT.) | C-1 Restricted Business |
| R-C-40 Rural-Coastal (1DU/40AC) | R-C-2 Rural-Coastal (1DU/2AC) | R-C-10,000 Rural-Coastal (1DU/10,000SQ.FT.) | C-2 Neighborhood Business |
| R-C-20 Rural-Coastal (1DU/20AC) | R-C-1 Rural-Coastal (1DU/1AC) | R-1 Single-family Residence | R-R Resort and Recreation |
| R-C-10 Rural-Coastal (1DU/10AC) | R-C-20,000 Rural-Coastal (1DU/20,000SQ.FT.) | R-3 Limited Multiple Residence | IT Institutional |
| | | | Coastal Zone Boundary |

Proposed Santa Monica Mountains Local Coastal Program Technical Appendices



September 2007
County of Los Angeles
Department of Regional Planning

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The following persons are acknowledged for their contributions to the preparation of these technical appendices to the Santa Monica Mountains Local Coastal Program. Without their expertise and hard work, the preparation of these technical appendices would not have been possible. The Department of Regional Planning is grateful for their many hours of service and contribution to this planning effort.

Department of Public Works

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APPENDIX A

BIOTA

The Santa Monica Mountains are a geographically complex east-west trending range characterized by steep, rugged terrain of mountain slopes, canyons and streams, with elevations ranging from sea level to over 2,800 feet above mean sea level at Castro Peak. There are several major blue-line drainage courses throughout the area, as identified on United States Geological Survey quadrangles *Point Dume*, *Triunfo Pass*, *Malibu Beach*, and *Topanga*. The region has a Mediterranean climate, and is one of only five areas world-wide that enjoy such an environment. The climate encourages the proliferation of numerous plant and animal species, which can be found throughout the Mountains ecosystem, with many vascular plants that are endemic to the region. In fact, the Mountains have one of the greatest levels of species biodiversity within California. The vegetation found within the area subject to the Coastal Zone Plan is integral to many scenic, wildlife, and recreational resources in the region, and also fulfills many functional roles related to cleaning water and air, and stabilizing slopes.

The quality of stormwater runoff and the health of biotic resources are clear reflections of the health and integrity of a watershed, as species rely upon a healthy ecosystem to maintain their vitality. The state of a watershed depends upon the integrity of the natural habitat and the types of uses occurring within that particular watershed. A landscape that is left primarily intact, with little habitat disturbance and minimal point or non-point source pollution, facilitates efficient absorption of nutrients and other pollutants, cleansing runoff before it ever enters a waterway and ultimately the ocean. Correspondingly, an environment with excessive disturbance and habitat degradation does not have the capacity to efficiently absorb pollutants, creating a nutrient and sediment overload that is released into the ocean environment. Unhealthy ecosystems are generally identifiable by large areas of disturbed habitat and non-native invasive species, such as arundo and fennel. These species do a poor job of absorbing pollutants and they clog drainage courses, leaving no room for indigenous riparian species to live.

The impacts of these pollutant inputs on riparian and ocean habitat can be minimized through effective management of runoff from developed areas, with the most important work taking place in upland areas. The longer water remains in upland areas, the longer it has to be filtered by vegetation and earth materials. Once water enters the riparian system, there is generally little filtration taking place in the rapid trip to the ocean. The key is to ensure water is clean before it enters the drainages within the watershed.

The North Santa Monica Bay Watersheds Task Force Implementation Plan is a long-term program of the County of Los Angeles Department of Public Works and nearly 100 municipalities, local agencies, and private non-profit organizations, designed to improve the water quality in North Santa Monica Bay and to comply with National Pollutant Discharge Elimination System permitting requirements. The Implementation Plan identifies 19

watersheds that lie either wholly or partially within the Santa Monica Mountains Coastal Zone and which drain into Santa Monica Bay or the Pacific Ocean. These watersheds are:

- Arroyo Sequit;
- San Nicholas Canyon;
- Los Alisos Canyon;
- Encinal Canyon;
- Trancas Canyon;
- Zuma Canyon;
- Ramirez Canyon;
- Escondido Canyon;
- Latigo Canyon;
- Solstice Canyon;
- Corral Canyon;
- Malibu Canyon;
- Las Flores Canyon;
- Carbon Canyon;
- Piedra Gorda Canyon;
- Peña Canyon;
- Tuna Canyon;
- Topanga Canyon; and
- Ballona Creek.

Each of the watersheds functions at different levels due to their degree of disturbance and level of health, requiring slightly different management strategies to preserve and/or improve water quality. Those watersheds that are primarily intact with minimal pollutants require protection, in the form of minimizing further disturbance, rather than physical or technical solutions, such as equipment installation. These primarily intact watersheds include Arroyo Sequit and Trancas Canyon. Those that have experienced more than moderate development require a combination of preservation and maintenance strategies as well as technical solutions. These include Zuma Canyon, Topanga Canyon, Solstice Canyon, Tuna Canyon, and Peña Canyon. Those watersheds that have been further compromised with extensive development require primarily technical solutions to improve water quality. These include Corral Canyon and Malibu Canyon. Strategies in the Coastal Zone Plan in part reflect the need for these different management strategies, but all watersheds require the protection and management of biota, specifically vegetative resources.

The focus of managing vegetative resources is to protect and maintain the plant communities they are natural to and thrive within. The following plant communities are found within the Santa Monica Mountains Coastal Zone:

- Chaparral;
- Red shank Chaparral;
- Coastal sage scrub;
- Native grassland;
- Coast live oak woodland;
- Valley oak woodland;
- Walnut woodland;
- Southern willow scrub;
- Cottonwood-willow riparian forest;
- Sycamore-alder riparian woodland;
- Oak riparian forest;
- Freshwater marsh;
- Rock outcrop; and

- Barren, ruderal, and reservoir.

Chaparral. Chaparral, the dominant vegetation community in the Santa Monica Mountains, is characterized by deep-rooted, drought- and fire-adapted evergreen shrubs growing on coarse-textured soils, generally on north-facing slopes with limited water-holding capacity. Chaparral consists of hard broad-leafed or needle-leafed shrubs that form a dense, nearly impenetrable wall of scrub up to twelve feet high. The understory is generally devoid of herbaceous vegetation, except for an occasional clump of foothill needlegrass or wildflowers. This community is generally found at elevations higher than coastal sage scrub, usually on deeper, heavier soils with moderate moisture content. However, chaparral vegetation at lower elevations can be found on dry ridges with gravelly, shallow soils. Typical species include toyon, (*Heteromoles arbutifolia*) scrub oak (*Quercus berberidifolia*), sugar bush (*Rhus ovata*), hollyleaf cherry (*Prunus ilicifolia*), hollyleaf redberry (*Rhamnus ilicifolia*), chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosma laurina*), ceanothus species (*Ceanothus* spp.), and manzanita species (*Arcostaphylos* spp.). (SMMNRA 139, VFCDEIR 107)

Red shank chaparral. Red shank chaparral is a rare community that only occurs in four distinct populations in California, with the Santa Monica Mountains being one of them. The community is dominated by red shank (*Adenostoma sparsifolium*), and can be found intermittently throughout the Santa Monica Mountains. In addition to red shank, the community often includes chamise, sugar bush, and a variety of ceanothus species. (SMMNRA 139)

Coastal sage scrub. Coastal sage scrub is a lower elevation plant community generally occurring on dry slopes below chaparral, particularly on coastal south-facing slopes. Often occurring in recently eroded areas, this community plays an important role in soil stabilization. Many of its characteristic plants produce soil-holding, fibrous shallow roots. Soils underlying coastal sage scrub tend to be low in nutrients and subject to rapid erosion, comprised of a high percentage of sand and gravel. The community is composed of shrubs, many of which are summer or drought deciduous, and not as stiff-branched as chaparral plants. Typical species include California sagebrush (*Artemisia californica*), purple sage (*Salvia leucophylla*), coast goldenbush (*Isocoma menziesii*), laurel sumac (*Malosma laurina*), bush monkeyflower (*Mimulus aurantiacus*), and coastal buckwheat (*Eriogonum cinereum*). (DEIR 107, SMMNRA 138)

Native grassland. Perennial bunch grasses are considered to be the original native grassland of California, while many common annual grasses were those introduced by the European and Spanish settlers for their livestock. Perennial grasses put much of their energy into establishing a well-developed root system that penetrates deeply into the soil. This root system provides nutrients and water that sustain the grasses through regular summer droughts, as well as holding soil particles firmly in place thereby decreasing the potential for erosion. Native grasslands often include introduced annual grasses as dominants, but do support a significant cover of native perennial grasses such as needlegrass (*Nassella* spp.) and bluegrasses (*Poa* spp). Native wildflowers can be prevalent in this community. (DEIR 107-108, SMMNRA 142)

Coast live oak woodland. The coast live oak woodland is found on the north slopes and in shaded ravines or canyon bottoms throughout the Santa Monica Mountains. The

community is dominated by the evergreen coast live oak (*Quercus agrifolia*). Live oaks establish deep taproots to access the permanent water source at the water table. As this oak species is more tolerant of salt-laden fog than other oak species, it can be found relatively close to the ocean on the well-drained soils of coastal plains and protected bluffs. Groves are formed across valleys and along streams and intermittent watercourses. Typical understory species include hollyleaf cherry (*Prunus ilicifolia*), California bay laurel (*Umbellularia californica*), coffeeberry (*Rhamnus californica*), and poison oak (*Toxicodendron diversilobum*). (SMMNRA 140)

Valley oak woodland. The valley oak woodland community within the Santa Monica Mountains typically forms a savannah with a grassy understory. The woodland/grassland community grows in deep, well-drained alluvial soils, usually in valley bottoms. Valley oak is often the only tree species present, although coast live oak and California sycamore may also occur. The understory typically consists of grass species such as wild oats (*Avena* spp.) and brom grasses (*Bromus* spp.), although in relatively undisturbed areas, native bunchgrass such as needlegrass and small-flowered melic-grass (*Melica imperfecta*) may occur. (DEIR 107)

Walnut woodland. Walnut woodland exhibits characteristics similar to oak woodland, with the exception that Southern California black walnut (*Juglans californica* var. *californica*) is the dominant species. In the Santa Monica Mountains, the California walnut woodland sometimes has an understory of toyon, hollyleaf cherry, coffeeberry, chamise, and ceanothus. (DEIR 107)

Southern willow scrub. This is a riparian community consisting of dense, broad-leaved, winter-deciduous riparian thickets occurring within and adjacent to water courses. The dominant species of this community is arroyo willow (*Salix lasiolepis*), with lesser amounts of mulefat (*Baccharis salicifolia*). Southern willow scrub is found in segments along portions of several drainages as well as the periphery of many ponds, and lakes throughout the Santa Monica Mountains. (2000 SEA Study 8)

Cottonwood-willow riparian forest. This is an open broad-leaved winter deciduous riparian forest dominated by Fremont cottonwood (*Populus fremontii*) or black cottonwood (*Populus balsamifera*), and occasionally red willow (*Salix laevigata*). This community occurs in segments along many of the drainages, ponds and lakes throughout the Santa Monica Mountains. (2000 SEA Study 8)

Sycamore-alder riparian woodland. Southern sycamore alder riparian woodland is a tall, winter-deciduous riparian woodland that grows along rocky stream courses that are subject to seasonal flooding. The woodland is dominated by California sycamore (*Platanus racemosa*) and white alder (*Alnus rhombifolia*). The canopy may be open or closed, and the community may consist of scattered trees within a scrub habitat. Typical understory species include poison oak, California blackberry (*Rubus ursinus*), stinging nettle (*Urtica dioica* ssp. *holosericea*), and horsetail (*Equisetum hymale*). (DEIR 106)

Oak riparian forest. This is an evergreen community dominated by coast live oak. Oak trees require less water than other riparian tree species and generally cannot tolerate moist conditions year-round, therefore this community typically grows above the main flow line of streams, often flanking riparian woodlands that grow in moister conditions. Typical

understory species include California rose (*Rosa californica*), poison oak, and mugwort (*Artemisia douglasiana*). (DEIR 106)

Freshwater marsh. This community develops in areas of still or slow-moving permanent freshwater. This community is dominated by perennial, emergent monocot cattails (*Typha* spp.) which reach a height of 4-5 meters and often form a closed canopy. Bulrushes are dominant below the cattail canopy. This is a relatively uncommon plant community, but occurs in small patches in natural or created sinks with water sources.

Rock outcrop. Innumerable cliffs and rock outcrops of sedimentary, metamorphic, and volcanic origin are scattered throughout the Santa Monica Mountains. These rocky outcrops provide nest sites and perches for raptors and habitat for mammals. (SMMNRA 143)

Barren, disturbed, and ruderal. Disturbed or ruderal weedy plant communities are typified by the presence of large areas of disturbance and excessive weedy growth. Ruderal plant communities typically include mustards, brome grasses, wild oats, and thistles. The soil and other physical characteristics are variable, depending to a large degree upon the original plant community present before the disturbed community became established; however, an important factor shared by many disturbed soils is a lack of mycorrhizal fungi, a beneficial root symbiont that many native plants require in order to effectively access soil nutrients. Disturbed areas are usually found in residential developments, vacant cleared lots, paved roads, fire breaks, dirt access roads, trails, and other similarly disturbed areas. Barren land is relatively devoid of terrestrial plant communities. (DEIR 108)

Several of the plant communities and sensitive species that exist in the Santa Monica Mountains are tracked by the California Natural Diversity Database (CNDD), a division of the California Department of Fish and Game. CNDD tracks California species that are endemic, declining in numbers, extinct, rare, or endangered. Tracked species in the Santa Monica Mountains include Braunton's milk-vetch, Lyon's pentachaeta, and Santa Monica Mountains dudleya. Federal- and State-listed sensitive plant species found in the study area are listed in Table 1.

Woodland communities within the study area are identified as sensitive resources. Recognized for their high habitat value, riparian communities, and oak tree communities (*Quercus spp.*) are regulated by county, city, and/or state policies and ordinances. There are additional Federal and State regulations for riparian areas and other wetlands. Federal legislation includes Section 404 of the Clean Water Act, and the State protects riparian areas through the Department of Fish and Game Streambed Alteration Agreement. Coastal sage scrub is also considered a sensitive community based on; 1) Widespread awareness among the resource agencies, policy makers, and public that this community has undergone significant losses in the past, and 2) The State's ongoing effort to create regionally important coastal sage scrub preserves under the Natural Communities Conservation Program (NCCP).

Table 1. Sensitive Plant Species of the Santa Monica Mountains Coastal Zone

Latin Name	Common Name	Federal	State
<i>Cordylanthus maritimus</i> ssp. <i>Maritimus</i>	salt marsh bird's-beak	E	E
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	E	E
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	E	
<i>Astragalus tener</i> var. <i>titi</i>	Coastal dunes milk-vetch	E	
<i>Baccharis malibuensis</i>	Malibu baccharis		E
<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Ventura marsh milk-vetch	SC	CE
<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	Marcescent dudleya	T	R
<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	Santa Monica Mountains dudleya	T	
<i>Dudleya abramsii</i> ssp. <i>parva</i>	Conejo dudleya	T	
<i>Dudleya verityi</i>	Verity's dudleya	T	
<i>Dithyrea maritima</i>	beach spectaclepod	SC	T
<i>Eriogonum crocatum</i>	Conejo buckwheat	SC	R
<i>Hemizonia mintbornii</i>	Santa Susana tarplant	SC	R
<i>Calochortus plummerae</i>	Plummer's mariposa lily	SC	
<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	SC	
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	SC	
<i>Dudleya multicaulis</i>	many-stemmed dudleya	SC	
<i>Lasthenia glabrata</i> var. <i>coulteri</i>	Coulter's goldfields	SC	
<i>Chorizanthe parryi</i> var. <i>fernandina</i>	San Fernando Valley spineflower	SC	
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's Spineflower	SC	
<i>Nolina cismontana</i>	California beargrass	SC	

Federal:

E = Endangered

T = Threatened

PE = Proposed Endangered

SC = Species of Concern

State:

E = Endangered

T = Threatened

R = Rare

CE = Candidate Endangered

Wildlife Resources

The Santa Monica Mountains support a variety of wildlife species, including some Federally and State listed animal species, such as the Southern California steelhead trout and the bald eagle. The composition of the species present in a given area is dependent upon the plant community present, the availability of food and water, and seasonal requirements. Federal- and State-listed sensitive animal species found in the study area are listed in Table 2.

Woodland habitats support a variety of bird species, including raptors such as barn owls, great horned owls, and Cooper's hawks. Flickers and woodpeckers use the larger trees in oak woodlands along with smaller passerines such as Wilson's warbler, Hutton's vireo, black-headed grosbeak, hooded oriole, and Nashville warbler. Other animal species that use these habitats include amphibians such as western toads, Pacific tree frogs, and ensatina salamanders, reptiles such as the Western pond turtle and the two-striped garden snake, and mammals such as dusky-footed woodrats and mule deer.

Coastal sage scrub, chaparral, and rock outcrops tend to support similar species, with reptiles such as western fence lizards, western whiptails, western rattlesnakes, and gopher snakes;

birds such as towhees, sparrows, California thrashers, bushtits, and wrentits; and mammals such as bats, wood rats, mule deer, and bobcats.

Grassland habitats support mostly ground dwelling species, including reptiles such as coastal horned lizards; birds such as blackbirds, brown headed cowbirds (winter), horned larks, and mourning doves; and mammals such as black-tailed jackrabbits, Beechey ground squirrels, and Audubon cottontails. The golden eagle, red-tailed hawk, and northern harrier also forage over grasslands.

The Plan area encompasses many year-round water sources, and has abundant raptor foraging, perching and nesting habitat along the northern slopes of the Mountains. The combination of these resources as well as the confluence of many plant community types provides an unusually high diversity of bird species. The southern edge of the area along the coast, including Tuna Canyon and Peña Canyon, is part of the Pacific Flyway. Other animal populations are comparably diverse and reflective of the large size and variation of topography and plant community type. Widespread animal species include the side-blotched lizard, American crow, common raven, northern mockingbird, house finch, and coyote.

Table 2. Sensitive Animal Species of the Santa Monica Mountains Coastal Zone

Latin Name	Common Name	Federal	State
Mammals			
<i>Antrozous pallidus</i>	Pallid Bat	SC	SC
<i>Euderma maculatum</i>	Spotted Bat	SC	SC
<i>Eumops perotis californicus</i>	Greater Western Mastiff Bat	SC	SC
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC	SC
<i>Myotis lucifugus occultus</i>	Occult Little Brown Bat	SC	SC
<i>Plecotus townsendii townsendii</i>	Pacific Western Big-eared Bat	SC	SC
<i>Sorex ornatus salicornicus</i>	Salt Marsh Ornate Shrew	CS	SC
<i>Reithrodontomys mega lotus limicola</i>	Southern Marsh Harvest Mouse	C3	
Birds			
<i>Pelecanus occidentalis californicus</i>	Brown Pelican	E	E
<i>Falco peregrinus anatum</i>	Peregrine Falcon		E
<i>Rallus longirostris levipes</i>	Light-footed Clapper Rail	E	E
<i>Sterna antillarum browni</i>	California Least Tern	E	E
<i>Empidonax traillii extimus</i>	Southwestern Willow Flycatcher	E	E
<i>Vireo belli pusillus</i>	Least Bell's Vireo	E	E
<i>Haliaeetus leucocephalus</i>	Bald Eagle	T	E
<i>Charadrius alexandrinus nivosus</i>	Western Snowy Plover	T	SC
<i>Poliptila californica</i>	California Gnatcatcher	T	SC
<i>Passerculus sandwichensis beldingi</i>	Belding's Savannah Sparrow	SC	E
<i>Ixobrychus exilis hesperis</i>	Western Least Bittern	SC	SC
<i>Sterna elegans</i>	Elegant Tern	SC	SC
<i>Eremophila alpestris actia</i>	California Horned Lark	SC	SC
<i>Campylorhynchus brunneicapillus couesi</i>	San Diego (Coastal) Cactus Wren	SC	SC
<i>Lanius ludovicianus</i>	Loggerhead Shrike	SC	SC
<i>Agelaius tricolor</i>	Tri-colored Blackbird	SC	SC
<i>Aimophial ruficeps canescens</i>	S. California Rufous-crowned Sparrow	SC	SC

Table 2. Sensitive Animal Species of the Santa Monica Mountains Coastal Zone

Latin Name	Common Name	Federal	State
<i>Oreortyx pictus</i>	Mountain Quail	SC	
<i>Numenius americanus</i>	Long-billed Curlew		SC
<i>Riparia riparia</i>	Bank Swallow		T
<i>Aquila chrysaetos</i>	Golden Eagle		SC
<i>Accipiter cooperii</i>	Cooper's Hawk		SC
<i>Circus cyaneus</i>	Northern Harrier		SC
<i>Pandion haliaetus</i>	Osprey		SC
<i>Falco columbarius</i>	Merlin		SC
<i>Falco mexicanus</i>	Prairie Falcon		SC
<i>Asio otus</i>	Long-eared Owl		SC
<i>Athene cunicularia</i>	Burrowing Owl		SC
<i>Dendroica petechia</i>	Yellow Warbler		SC
Reptiles			
<i>Actinemmys marmorata pallida</i>	Southwestern Pond Turtle	SC	SC
<i>Phrynosoma coronatum</i>	Coast Horned Lizard	SC	SC
<i>Lampropeltus zonata pulchra</i>	San Diego Mountain King Snake	SC	SC
<i>Salvadora hexalepis virgultea</i>	Coast Patch-nosed Snake	SC	SC
<i>Aspidoscelis tigris stejnegeri</i>	Coastal Western Whiptail	SC	
<i>Diadophis punctatus modestus</i>	San Bernardino Ringneck Snake	SC	
<i>Thamnophis hammondi</i>	Two-striped Garter Snake	SC	
<i>Anniella pulchra pulchra</i>	Silvery Legless Lizard		SC
Amphibians			
<i>Rana aurora draytoni</i>	California Red-legged Frog	T	SC
<i>Taricha torosa torosa</i>	Coast Range Newt		SC
Fishes			
<i>Encyclogobius newberryi</i>	Tidewater Goby	E	CT
<i>Gila orcutti</i>	Arroyo Chub		SC
<i>Oncorhynchus mykiss</i>	Southern California Steelhead Trout	E	
Invertebrates			
<i>Euphydryas editha quino</i>	Wright's Checkerspot Butterfly	E	
<i>Streptocephauls woottoni</i>	Riverside Fairy Shrimp	E	
<i>Lycaena arota nubila</i>	Clouded Tailed Copper Butterfly	SC	
<i>Panoquina errans</i>	Salt Marsh Skipper	SC	
<i>Satyrium auretteorum fumosum</i>	Santa Monica Mountains Hairstreak	SC	
<i>Brennania belkini</i>	Belkins Dune Tabanid Fly	SC	
<i>Algalothorax longipennis</i>	Santa Monica Shieldback Katydid	SC	
<i>Proceratium californicum</i>	Valley Oak Ant	SC	

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State

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SC = Species of Concern
R = Rare

Habitat Linkages

A biological issue of special concern in southern California and particularly the Santa Monica Mountains is the preservation of habitat connectivity through habitat linkages, as described below. The National Park Service, California Department of Fish and Game, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement species once enjoyed and restricts reestablishment in other similar habitat areas. As stated in the 2000 report *Missing Linkages: Restoring Connectivity to the California Landscape*, prepared by the California Wilderness Coalition, the primary features that facilitate movement in the region include waterways, flood-control channels, riparian corridors, contiguous or semi-contiguous habitat, underpasses, and culverts. The primary threats to animal connectivity within the Santa Monica Mountains are: urbanization, extensive road networks, invasive species, agriculture, recreation, perimeter fencing, grazing, and water diversions.

Habitat connectivity and habitat linkages are important for four main reasons. First, they allow movement through all habitat areas suitable for use by a species. Second, increased connectivity allows for recolonization of areas that were historically occupied but from which a species has been eliminated or pushed out by development or by periodic natural occurrences, such as wildfires. Third, connectivity promotes the exchange of genetic material between populations, which is important in preserving and maintaining genetic variability among sub-populations over time. All species, both plant and animal, depend on immigration and emigration in order to avoid inbreeding and loss of genetic diversity. Fourth, connectivity is critical for species that need large habitat areas for survival (wide-ranging), such as mountain lions, including those individuals of a species that may not move a relatively large distance within a generation (dispersal-limited).

Species used to identify minimum habitat sizes in the design of habitat linkages are referred to as target species. The biological and habitat needs of target species should guide the specific conservation objectives being addressed, and can vary considerably. Edelman (1990) evaluated large and medium-sized predators in a study of linkages in the Santa Monica Mountains. He evaluated the needs of badger, bobcat, mule deer, gray fox, long tailed weasel, mountain lion, and coyote populations. The use of larger mammal species, particularly predatory species, is common because of the assumption that if sufficient high quality wildlife habitat, corridors, and linkages are provided for these species, other species will be adequately provided for. The reasoning is:

- Large animals need more physical space because of their size, breeding requirements, and foraging demands. Territories for these species are large and, therefore, preserved habitat must be large.
- Large predators require a large number of prey to maintain their populations. In order to protect large predators, smaller prey species and their habitat must also be protected.

- Predators such as coyote and bobcat have a varied prey base. Therefore, not only must large numbers of small prey species be maintained, but a variety of these species and their different habitats must also be maintained.

Inter-Range and Intra-Range Habitat Linkages

Inter-range habitat linkages are connections and areas for movement between two mountain ranges. Intra-range habitat linkages are connections and areas for movement within a mountain range. For both types of linkages, functional habitat must be present within the linkages and connected to major core areas.

Edelman (1990) and PCR (2000) indicated that linkages between the Simi Hills and Santa Monica Mountains should ultimately connect with Malibu Creek State Park, “the most centrally located core habitat-area in the Santa Monica Mountain range”. The park serves as a connective hub between the Simi Hills to the north, and the open space preserves of Topanga State Park to the east and Mugu State Park to the west. Open space linkages between Kanan Road and Calabasas Parkway are of particular importance for continued wildlife movement between the Santa Monica Mountains and the Simi Hills, due to the lack of alternative routes and encroachment of development. Edelman identified three other potentially viable movement corridors between the Simi Hills and the Santa Monica Mountains:

- Liberty Canyon;
- Crummer Canyon; and
- Las Virgenes Creek/Ventura Freeway.

Intra-Range Corridors

Lieberstein (1989) analyzed the design and function of open space reserves in the Santa Monica Mountains, focusing on east/west, intra-range corridors between Topanga and Malibu Creek State Parks. Applying the principles of island biogeography, she concluded that the optimal reserve design between Topanga and Malibu Creek State Parks would consist of “several [movement] corridors converging into a central hub... to encourage wildlife dispersal between the two parks (p.85).” Presumably, this conclusion applies to preserving movement opportunities throughout the Santa Monica Mountains.

Although previous development and land use patterns have made the establishment and preservation of viable inter-range corridors a more pressing issue than intra-range corridors, the documents reviewed for this assessment support a conclusion that key intra-range corridors must also be maintained within the Coastal Zone Plan area. This is necessary to maintain high biotic diversity within the area and in the Santa Monica Mountains as a whole. It is important to note that inter-range linkages will serve little value unless intra-range connectivity is also protected.

The east-west movement of animals through upper Topanga Canyon, in the northeast corner of the study area, is potentially an intra-range wildlife connectivity issue of regional importance. Presently, east-west movement through upper Topanga Canyon north of the

Coastal Zone Plan area appears to be essentially unconstrained, although a number of roads and some development are present and may increase in the future. Existing development in the Coastal Zone Plan area appears to constrain movement, at least for wildlife species that prefer to move through relatively wide linkages of undeveloped habitat (e.g., mountain lions). It may be that upper Topanga Canyon is the preferred movement corridor for such species when traveling across the northern half of the Santa Monica Mountains.

Artificial Light and its Affect on Wildlife Species

Another issue of concern for wildlife is the impact of artificial lighting. It is often understood that artificial light can adversely impact the quality of night skies for humans. However, wildlife is extremely sensitive to artificial light. Scientists have identified two types of light pollution. The first is “astronomical light pollution,” which usually refers to the degradation of human views of the night sky caused by the cumulative contribution of numerous light sources. The second is “ecological light pollution”, which refers to artificial light that alters the natural patterns of light and dark in ecosystems. (Verheijen, 1985) Ecological light pollution includes constant or periodically increased illumination, unexpected changes in illumination, and direct glare. Ecological light pollution can disrupt the critical behaviors of animals, such as foraging, reproduction, communication, and migration. These disruptions have serious implications for the viability of both affected animals and, in turn, the habitat in which they live. (Longcore and Rich, 2004)

Plant List for the Santa Monica Mountains

Preserving and expanding the presence of locally-indigenous plant species is important for maintaining a healthy ecosystem in the Santa Monica Mountains. Both efficiently-functioning watersheds and vibrant populations of native animals are dependent upon the existence and health of locally-indigenous plant species. These plants must be used in landscaping within the Santa Monica Mountains to the maximum extent possible. In consultation with Regional Planning’s Impact Analysis Section, the Fire Department and the Environmental Review Board, a list of plants suitable for use in the Santa Monica Mountains has been developed and is presented in Table 7, and a list of plants to avoid is presented in Table 8.

Table 7. Recommended Plants for the Santa Monica Mountains

Family	Scientific Name	Common Name	Height	Spread	Irr Tol	Drt Tol	Native Habitat	Hill	Fire Risk	Fuel Mod	Exposure	OT
Bulbs												
Liliaceae	<i>Lilium humboldtii</i>	Humboldt's lily	5	1	X		riparian,forest	X	L	A,B,C	part shade-full shade	X
Bunchgrass and Bunchgrass-like*												
Poaceae	<i>Achnatherum coronatum</i>	needlegrass	3-4	2-3			css,chaparral,woodland	X	M	A,B,C	full sun	
Poaceae	<i>Leymus glaucus</i>	blue wildrye	2-4	5+	X	X	css,chaparral,woodland	X	M	B,C	full sun-part shade	X
Poaceae	<i>Leymus triticoides</i>	creeping wildrye	2-3	6+	X	X	css,chaparral,riparian,woodland	X	M	B,C	full sun-full shade	X
Poaceae	<i>Melica imperfecta</i>	California melic	1-3	2	X	X	css,chaparral,woodland	X	M	A,B,C	full sun-full shade	X
Poaceae	<i>Muhlenbergia rigens</i>	deergrass	5	6	X	X	woodlands	X	M-H	B,C	part shade-full shade	X
Poaceae	<i>Nassella cernua</i>	nodding needlegrass	1-3	2			chaparral,grassland	X	M	A,B,C	full sun-part shade	X
Poaceae	<i>Nassella lepida</i>	foothill needlegrass	2	2			css,chaparral, woodland	X	M	A,B,C	full sun-part shade	X
Poaceae	<i>Nassella pulchra</i>	purple needlegrass	2	2		X	css,chaparral,woodland	X	M	A,B,C	full sun-part shade	X
Cyperaceae	* <i>Carex praegracilis</i>	clustered field sedge	4-18"	1-3	X		marsh,riparian	X	L	A,B	full sun-part shade	
Cyperaceae	* <i>Carex senta</i>	rough sedge	1-3	1-3	X		marsh,riparian	X	L	A,B	part shade-full shade	
Cyperaceae	* <i>Carex spissa</i>	San Diego sedge	1-6	1-6	X		marsh,riparian	X	L	A,B	part shade-full shade	
Juncaceae	* <i>Juncus acutus</i>	spiny rush	1-3	2-4	X		marsh,riparian	X	L-M	A,B,C	full sun-part shade	
Juncaceae	* <i>Juncus mexicanus</i>	Mexican rush	2	2-4	X		marsh,riparian	X	L-M	A,B,C	full sun-full shade	
Juncaceae	* <i>Juncus patens</i>	common rush	1-3	1-3	X		riparian	X	L-M	A,B,C	full sun	
Juncaceae	* <i>Juncus textilis</i>	basket rush	3-6	3-15	X		riparian	X	L-M	A,B,C	full sun-part shade	
Ferns												
Adiantaceae	<i>Adiantum capillus-veneris</i>	Venus-hair fern	18"	12"	X		riparian		M	B,C	part shade-full shade	
Adiantaceae	<i>Adiantum jordanii</i>	maidenhair fern	3-16"	3-16"	X		chaparral,riparian,woodland	X	L-M	A,B,C	part shade-full shade	
Aspidiaceae	<i>Dryopteris arguta</i>	coastal wood fern	2-3	2-3	X	X	riparian,woodland	X	M	A,B,C	full shade	X
Pterophyta	<i>Pellaea andromedifolia</i>	coffee fern	18-36"	18-36"			css,chaparral	X	L-M	A,B,C	full shade	
Pterophyta	<i>Pellaea mucronata</i>	bird's foot fern	6-12"	18-36"			chaparral	X	L-M	A,B,C	full sun-part sun	
Pterophyta	<i>Pentagramma triangularis</i>	goldback fern	6-20"	6-20"		X	css,chaparral,riparian,woodland		L	A,B,C	part sun-full shade	
Polypodiaceae	<i>Polypodium californicum</i>	California polypody	1	1	X		css,chaparral,woodland,riparian	X	M	A,B,C	part shade-full shade	X
Dennstaedtiaceae	<i>Pteridium aquilinum</i>	western bracken fern	1-3	1-3	X		riparian	X	L-M	B,C	sun-part shade	
Blechnaceae	<i>Woodwardia fimbriata</i>	giant chain fern	4-6	4	X		css,chaparral,woodland,riparian	X	L	A,B,C	part shade-full shade	
Vines												
Convolvulaceae	<i>Calystegia macrostegia</i>	morning glory	5-30	1-30			css,chaparral		M	B,C	part sun	
Ranunculaceae	<i>Clematis lasiantha</i>	virgin's blower	climber	climber			chaparral,woodland		M-H	B,C	full sun	X
Ranunculaceae	<i>Clematis ligusticifolia</i>	western virgin's bower	climber	climber	X		riparian		M-H	B,C	full sun	X
Annuals												
Scrophulariaceae	<i>Antirrhinum coulterianum</i>	white snapdragon	1-4	<1			css,chaparral	X	M	A,B,C	full sun	
Scrophulariaceae	<i>Antirrhinum kelloggii</i>	twining snapdragon	1-4	<1			chaparral	X	M	A,B,C	full sun	
Poaceae	<i>Bromus arizonicus</i>	Arizona brome	1-2'	4"	X		css,chaparral,woodland	X	L-M	B,C	full sun	
Portulacaceae	<i>Calandrinia ciliata</i>	red maids	<1	6-18"	X	X	css,chaparral,grassland,woodland	X	L-M	A,B,C	full sun	X
Portulacaceae	<i>Calandrinia maritima</i>	seaside red maids	1	1		X	css	X	L-M	A,B,C	full sun	

Height and spread measurements in feet unless noted as inches. Irr Tol = Irrigation Tolerant. Drt Tol = Drought Tolerant. OT = Oak Tree Compatible. Hill = Stabilizes Hillsides. L=low, M=medium, H=high. css= coastal sage scrub.

Table 7. Recommended Plants for the Santa Monica Mountains

Family	Scientific Name	Common Name	Height	Spread	Irr Tol	Drt Tol	Native Habitat	Hill	Fire Risk	Fuel Mod	Exposure	OT
Onograceae	Clarkia botcae	farewell to spring	1-2	<1		X	css,chaparral,woodland	X	L	A,B,C	full sun	X
Onograceae	Clarkia unguiculata	elegant clarkia	1-3	<1	X	X	chaparral,woodland	X	L	A,B,C	part shade-full shade	X
Scrophulariaceae	Collinsia heterophylla	Chinese houses	8-20"	6"	X	X	riparian,woodland	X	L	A,B,C	part shade-full shade	X
Papaveraceae	Eschscholzia caespitosa	collarless California poppy	<1	6"		X	css,chaparral,meadow	X	M	A,B,C	full sun	X
Polemoniaceae	Gilia capitata ssp. abrotanifolia	globe gilia	8-32	6-32"		X	css,chaparral	X	L-M	A,B,C	full sun-part sun	
Asteraceae	Lasthenia californica	California goldfields	2-10"	8-18"	X		css,chaparral,woodland	X	L	A,B,C	full sun	
Asteraceae	Layia platyglossa	tidy tips	2-10"	8-18"	X		css,chaparral,woodland,grassland	X	L	A,B,C	full sun	
Fabaceae	Lotus strigosus	strigosus lotus	1	<1		X	css	X	M	A,B,C	full sun	
Fabaceae	Lupinus bicolor	dove lupine	4-16"	1-2			css,chaparral	X	L-M	A,B,C	full sun	X
Fabaceae	Lupinus nanus	sky lupine	2-6	2-3			css,grassland		M	B,C	full sun	X
Fabaceae	Lupinus sparsiflorus	Coulter's lupine	<1	1-2			css,chaparral	X	L-M	A,B,C	full sun	X
Fabaceae	Lupinus succulentus	arroyo lupine, foothill lupine	1-2	2-3			css,chaparral,grassland	X	L-M	A,B,C	full sun	X
Fabaceae	Lupinus truncatus	collar lupine	1-3	1-2			css,chaparral		L-M	A,B,C	full sun	X
Scrophulariaceae	Mimulus guttatus	golden monkey flower	1-3	3	X		riparian	X	L	A,B,C	full sun-full shade	
Hydrophyllaceae	Nemophila menziesii	baby blue eyes	4-12"	12-18"		X	css,chaparral,woodland	X	L	A,B,C	full sun	X
Hydrophyllaceae	Phacelia minor	wild Canterbury bells	8-24"	8-20"			css,chaparral	X	L-M	A,B,C	full sun-part shade	
Hydrophyllaceae	Phacelia parryi	Parry's phacelia	6-18"	6-12"			css,chaparral	X	L-M	A,B,C	full sun-part shade	
Hydrophyllaceae	Phacelia tanacetifolia	lady phacelia	1-3	1-3			css,chaparral,woodland		M	B,C	full sun-part shade	X
Papaveraceae	Platystemon californicus	creamcups	6-24"	4-18"			chaparral,woodland		L-M	A,B,C	full sun	
Lamiaceae	Salvia columbariae	chia	6-24"	>6"		X	css,chaparral,woodland	X	L	A,B,C	full sun	
Liliaceae	Toxicoscordion fremontii	star lily	18-36"	3"			css,chaparral,woodland	X	L-M	A,B,C	full sun	
Annuals / Perennial Herbs												
Scrophulariaceae	Antirrhinum multiflorum	rose snapdragon	3-5	2-3			chaparral	X	M	A,B,C	full sun	
Poaceae	Bromus carinatus	California brome, mountain brome	1-4'	6"	X		chaparral,woodland	X	L-M	B,C	full sun	
Poaceae	Bromus laevipes	Chinook brome, woodland brome	2-4'	6"	X		css,chaparral,woodland	X	L-M	B,C	full sun	
Papaveraceae	Eschscholzia californica	California poppy	8-20"	6"	X	X	css,chaparral,meadow	X	M	A,B,C	full sun	X
Perennial Grasses												
Poaceae	Agrostis exarata	bentgrass	6-20"	3-8"	X		riparian,woodland	X	L-M	A,B,C	full sun	
Poaceae	Distichlis spicata	salt grass	1-4"	3-16	X		marsh	X	L	A,B,C	full sun	
Poaceae	Hordeum californicum	meadow barley	7-20"	4-10"	X	X	riparian	X	L	A,B,C	full sun	
Poaceae	Koeleria macrantha	June grass	4-20"	4-6"	X	X	css, woodland	X	L-M	A,B,C	full sun-part sun	X
Poaceae	Poa secunda	Malpais bluegrass	2	6"			chaparral	X	L	A,B,C	full sun-part sun	
Perennial Herbs												
Nyctaginaceae	Abronia umbellata	sand verbena	1	3			css,dune		M	B,C	full sun	
Asteraceae	Achillea millefolium	yarrow	2-4	2-3	X	X	riparian,woodland	X	L	A,B,C	full sun-part shade	
Saururaceae	Anemopsis californica	yerba mansa	1	4-5	X		many	X	L	A,B,C	part shade-full shade	
Scrophulariaceae	Antirrhinum nuttallianum	violet snapdragon	1-3	<1			css,chaparral,dune	X	M	A,B,C	full sun-part shade	
Asteraceae	Artemisia douglasiana	mugwort	6	1-3	X	X	css,riparian	X	M	B,C	part shade	

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Asclepiadaceae	<i>Asclepias eriocarpa</i>	monarch milkweed	3	1			css, chaparral, woodland	X	L	A,B,C	full sun	
Asclepiadaceae	<i>Asclepias fascicularis</i>	narrowleaf milkweed	3	1			chaparral	X	L	A,B,C	full sun	
Liliaceae	<i>Bloomeria crocea</i>	goldenstar	8-20"	1		X	chaparral, woodland, grassland	X	L-M	A,B,C	full sun-part shade	X
Liliaceae	<i>Calochortus albus</i>	fairy lantern	6-12"	10"	X	X	riparian, woodland	X	L	A,B,C	part shade	X
Liliaceae	<i>Calochortus catalinae</i>	Catalina mariposa lily	8-24"	12"		X	css, grassland	X	L	A,B,C	part shade	X
Liliaceae	<i>Calochortus clavatus</i>	yellow mariposa	18-36"	6"	X	X	riparian, woodland	X	L	A,B,C	full sun-part sun	X
Onagraceae	<i>Camissonia cheiranthifolia</i>	beach sun cups	1-2	3	X	X	dune	X	L	A,B,C	full sun-part sun	
Scrophulariaceae	<i>Castilleja affinis</i>	Indian paintbrush	18"	3		X	css, chaparral		M	B,C	full sun	
Asteraceae	<i>Chrysopsis villosa</i>	golden aster	1	2-3		X	css, woodland		M	B,C	full sun-part shade	
Euphorbiaceae	<i>Croton californicus</i>	California croton	3	3		X	css, dune		M	B,C	part sun	
Ranunculaceae	<i>Delphinium cardinale</i>	scarlet larkspur	6	1-2		X	css, chaparral	X	L	A,B,C	full shade-part shade	
Ranunculaceae	<i>Delphinium parryi</i>	blue larkspur	2	2		X	chaparral, woodland	X	L	A,B,C	full sun-part shade	
Ranunculaceae	<i>Delphinium patens</i>	blue larkspur	8-16"	1-2		X	grassland, woodland	X	L	A,B,C	full sun-part shade	
Alliaceae	<i>Dichelostemma pulchellum</i>	blue dicks, wild hyacinth	6-18"	6"			css, chaparral	X	L-M	A,B,C	full sun-part shade	X
Portulacaceae	<i>Dodecatheon cleavelandii</i>	shooting star	1	1-2			grassy slopes	X	L	A,B,C	part shade-full shade	X
Crassulaceae	<i>Dudleya caespitosa</i>	live-forever	1	1		X	css, grassland	X	L	A,B,C	full sun-part shade	X
Crassulaceae	<i>Dudleya cymosa</i>	marcescent dudleya, liveforever	1	1		X	css, grassland	X	L	A,B,C	full sun-part shade	X
Crassulaceae	<i>Dudleya lanceolata</i>	lance-leaf dudleya, liveforever	1	1	X	X	css, chaparral	X	L	A,B,C	full sun-part shade	X
Crassulaceae	<i>Dudleya pulverulenta</i>	chalk dudleya	1	1		X	css, chaparral	X	L	A,B,C	full sun-part shade	X
Asteraceae	<i>Encelia californica</i>	bush sunflower	3-5	3-5	X		css, chaparral, open	X	M	B,C	full sun	X
Hydrophyllaceae	<i>Eriodictyon crassifolium</i>	yerba santa	3-6	4	X		css, chaparral, washes		M	B,C	full sun	
Polygonaceae	<i>Eriogonum cinereum</i>	ashleaf buckwheat	2-5	6		X	css	X	M-H	B,C	full sun-part sun	X
Polygonaceae	<i>Eriogonum crocatum</i>	Conejo buckwheat	1	1		X	css	X	M-H	B,C	full sun-part sun	X
Polygonaceae	<i>Eriogonum elongatum</i>	wand buckwheat	4	2		X	css, chaparral, woodland	X	M-H	B,C	full sun	X
Polygonaceae	<i>Eriogonum parvifolium</i>	coast buckwheat	1-2	4+		X	css, dunes	X	M-H	B,C	full sun-part sun	X
Polygonaceae	<i>Eriogonum wrightii</i> var.	spreading buckwheat	1	3		X	chaparral	X	M-H	B,C	full sun-part sun	X
Brassicaceae	<i>Erysimum capitatum</i>	western wallflower	1	2	X	X	css, chaparral, riparian	X	M	A,B,C	full sun-part sun	
Asteraceae	<i>Gnaphalium bicolor</i>	two-tone everlasting	3	32"	X	X	css, chaparral, woodland		M	B,C	full sun	
Asteraceae	<i>Gnaphalium californica</i>	California pearly everlasting	3	3		X	css, chaparral, woodland		L-M	B,C	full sun	
Asteraceae	<i>Grindelia robusta</i>	gum plant	1-2	2			css, chaparral	X	L	A,B,C	full sun-part shade	X
Asteraceae	<i>Hazardia squarrosa</i>	common hazardia, goldenbush	8-20"	20-40"			css, chaparral	X	M	B,C	full sun	
Asteraceae	<i>Helianthus gracilentus</i>	slender sunflower	1-3	1-3			chaparral	X	M	A,B,C	full sun	
Capparaceae	<i>Isomeris arborea</i>	bladderpod	3-6	4-6		X	css, woodland	X	M	B,C	full sun	X
Scrophulariaceae	<i>Keckiella cordifolia</i>	heart-leaved penstemon, climbing penstemon	5-6	8-10			css, chaparral		M	B,C	full sun-part shade	X
Fabaceae	<i>Lathyrus vestitus</i> var. <i>vestitus</i>	wild sweet pea	climber	climber	X	X	css, chaparral, oak woodland, riparian		M	B,C	part shade-full shade	X
Asteraceae	<i>Lessingia filaginifolia</i>	California aster	1	4-6	X	X	css	X	M	A,B,C	full sun-part shade	
Poaceae	<i>Leymus condensatus</i>	giant wildrye	4-8	10	X	X	css, chaparral, riparian, woodland	X	M	B,C	full sun-part shade	X
Plumbaginaceae	<i>Limonium californicum</i>	western sea lavender	8-16"	2+	X	X	marsh	X	L	A,B,C	full sun-part shade	
Caprifoliaceae	<i>Lonicera hispidula</i>	pink chaparral honeysuckle	6-10	6+	X		chaparral, riparian	X	L-M	B,C	part shade-full shade	X
Caprifoliaceae	<i>Lonicera subspicata</i>	chaparral honeysuckle	4+	4+			chaparral, woodland	X	M	B,C	full sun-part shade	

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Fabaceae	Lupinus formosus	summer lupine	1-3	1-3			many		L-M	A,B,C	full sun-part shade	X
Fabaceae	Lupinus latifolius	broad-leaved lupine	2-4	3-5	X		oak woodland		M	B,C	full sun	X
Malvaceae	Malacothamnus fasciculatus	chaparral mallow	3-12	6			css,chaparral	X	M	B,C	full sun-part shade	
Scrophulariaceae	Mimulus aurantiacus	bush monkey flower	2	3	X		css,chaparral,riparian,woodland		L-M	A,B,C	full sun-part shade	
Scrophulariaceae	Mimulus cardinalis	scarlet monkey flower	1	2	X		riparian	X	L	A,B,C	full sun-full shade	
Nyctaginaceae	Mirabilis californica	wishbone bush	<3	<3		X	css,chaparral	X	L	A,B,C	full sun	
Lamiaceae	Monardella hypoleuca	monardella	1-2	1-2			css,chaparral,woodland		M	A,B,C	full sun-part shade	X
Paeoniaceae	Paeonia californica	California peony	1	1		X	css,chaparral		L	A,B,C	full sun-part shade	
Scrophulariaceae	Penstemon centranthifolius	scarlet bugler	1-2	1		X	chaparral,woodland		L	A,B,C	full sun-part shade	X
Scrophulariaceae	Penstemon heterophyllus var. australis	foothill penstemon	2	2		X	css,chaparral,woodland	X	L-M	A,B,C	full sun-part shade	X
Scrophulariaceae	Penstemon spectabilis	showy penstemon	2-3	3			css,chaparral,woodland		M	B,C	full sun-part shade	
Scrophulariaceae	Penstemon x parishii	hybrid scarlet bugler	3-5	1-3		X	chaparral,oak woodland	X	L	A,B,C	full sun	
Hydrophyllaceae	Phacelia imbricata	mountain phacelia	6-18"	6-12"			chaparral,woodland	X	L-M	A,B,C	part sun-full shade	
Ranunculaceae	Ranunculus californicus	California buttercup	1-3	1-3	X		oak woodland,grassland	X	M	A,B,C	part shade	
Rhamnaceae	Rhamnus crocea	redberry	3-6	3		X	css,chaparral	X	M	B,C	full sun	X
Saxifragaceae	Ribes aureum	golden currant	3-6	3-6	X	X	chaparral,woodland, riparian	X	M	B,C	part sun	X
Saxifragaceae	Ribes speciosum	fuschia-flowering gooseberry	3-6	3-6		X	css,chaparral, woodland	X	M	B,C	part shade-full shade	X
Rosaceae	Rosa californica	California rose	3-6	5+	X	X	chaparral,riparian,woodland	X	L-M	A,B	full sun-part shade	X
Rosaceae	Rubus ursinus	California blackberry	2-5	6+	X		chaparral, riparian	X	M	B,C	part shade-full shade	
Lamiaceae	Salvia leucophylla	purple sage	3-4	4-6	X	X	css	X	M-H	B,C	full sun	
Lamiaceae	Salvia mellifera	black sage	3-5	6+		X	css,chaparral, woodland	X	M-H	B,C	full sun-part shade	X
Lamiaceae	Salvia spathacea	hummingbird sage	1-2	3	X	X	chaparral,woodland, riparian	X	M	B,C	part shade-full shade	X
Saxifragaceae	Saxifraga californica	California saxifrage	1-2	1-2	X		riparian	X	L	A,B,C	part sun-full shade	
Scrophulariaceae	Scrophularia californica	California figwort	3-5	20-36"	X		css,chaparral,oak woodland,riparian		M	B,C	part shade-full shade	
Lamiaceae	Scutellaria tuberosa	skullcap	2-8"	3			chaparral,woodland	X	L	A,B,C	part shade-full shade	
Malvaceae	Sidalcea malviflora ssp. sparsifolia	checker bloom	<2	<2	X		chaparral,woodland	X	L-M	A,B,C	full sun-part sun	X
Caryophyllaceae	Silene laciniata ssp. major	Indian pink	1-4	2	X	X	css,chaparral	X	L-M	A,B,C	full sun	
Iridaceae	Sisyrinchium bellum	blue-eyed grass	1	1		X	css,chaparral,open meadows	X	L	A,B,C	full sun-part shade	X
Solanaceae	Solanum xanti	purple nightshade	2-3	3	X		css,chaparral,woodland		M	B,C	full sun-part sun	X
Asteraceae	Solidago californica	California goldenrod	1-2	3+	X		woodland,grassland	X	M	A,B,C	full sun-part shade	
Lamiaceae	Stachys bullata	hedge nettle	<1	3+	X	X	chaparral	X	L-M	A,B,C	full sun-part shade	
Caprifoliaceae	Symphoricarpos mollis	snowberry	1-3	3	X	X	css,chaparral,woodland,riparian	X	L-M	A,B,C	part shade-full shade	X
Ranunculaceae	Thalictrum polycarpum	meadow rue	2-6	2	X	X	chaparral,woodland,riparian	X	L	A,B,C	part shade-full shade	X
Lamiaceae	Trichostema lanatum	wooly blue curls	3-5	5		X	css,chaparral,woodland		M	B,C	full sun	
Typhaceae	Typha domingensis	southern cattail	6+	3+	X		marsh		L-M	B,C	full sun-full shade	
Asteraceae	Venegasia carpesioides	canyon sunflower	3-5	3	X		css,chaparral,woodland,riparian	X	M	A,B,C	part shade-full shade	
Violaceae	Viola pedunculata	wild pansy	<1	1-2			css,chaparra,woodland	X	L-M	A,B,C	full sun-part shade	X
Vitaceae	Vitis girdiana	wild grape	climber	climber	X		riparian	X	L	A,B,C	part shade-full shade	
Agavaceae	Yucca whipplei	Whipple's yucca	3	3		X	css,chaparral, oak woodland	X	L	A,B,C	full sun	

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Perennial Shrubs												
Papaveraceae	<i>Dendromecon rigida</i>	bush poppy	3-10	8		X	chaparral	X	L	A,B,C	full sun-part sun	
Fabaceae	<i>Hoita macrostachya</i>	leather root	6	3-6	X		riparian	X	M	B,C	full sun-part shade	
Asteraceae	<i>Isocoma menziesii</i>	coast goldenbush	1-3	3	X		css,dune	X	M	A,B,C	full sun-part shade	
Lamiaceae	<i>Lepechinia fragrans</i>	fragrant pitcher sage	3	4	X		chaparral		M	B,C	full sun-part shade	
Fabaceae	<i>Lotus scoparius</i>	deer weed	2-3	3		X	css,chaparral	X	M	A,B,C	full sun-part shade	
Anacardiaceae	<i>Rhus trilobata</i>	skunkbush	3-5	4	X	X	chaparral,woodland, riparian	X	M	B,C	part shade-full shade	X
Saxifragaceae	<i>Ribes malvaceum</i>	chaparral currant	6-8	6-8		X	chaparral,woodland	X	M	B,C	full sun	X
Solanaceae	<i>Solanum douglasii</i>	white nightshade	1-6	1-6			css,chaparral	X	L	A,B,C	full sun-part shade	
Groundcover and Low Shrubs												
Asteraceae	<i>Baccharis pilularis</i>	dwarf coyote bush	6-12	6	X	X	css,chaparral,woodland	X	L-M	A,B,C	full sun	X
Asteraceae	<i>Baccharis plummerae</i>	Plummer's baccharis	6-12	6	X	X	css,woodland	X	M	B,C	full shade	
Asteraceae	<i>Baccharis salicifolia</i>	mule fat	6-12	6	X	X	css,chaparral,riparian,woodland	X	M	C	full sun	X
Asteraceae	<i>Coreopsis gigantea</i>	giant coreopsis, sea dahlia	3-4	2		X	css,chaparral	X	L-M	A,B,C	full sun-part sun	
Onagraceae	<i>Epilobium canum</i> var. <i>canum</i>	California fuchsia	1-2	3-5	X	X	css,chaparral,woodland	X	L	A,B,C	full sun-part sun	X
Asteraceae	<i>Eriophyllum confertiflorum</i>	golden yarrow	1	2	X	X	rocky slopes,css	X	M	A,B,C	full sun	
Cistaceae	<i>Helianthemum scoparium</i> ssp. <i>vulgare</i>	rockrose, sunrose	1-2	2-3		X	css,rocky slopes	X	L	A,B,C	full sun-part shade	
Polemoniaceae	<i>Linanthus californicus</i>	prickly phlox	2	1			css,chaparral	X	M	A,B,C	sun-shade	
Cactaceae	<i>Opuntia littoralis</i>	coastal prickly pear	2-3	6-10		X	css,chaparral	X	L	A,B,C	full sun	
Cactaceae	<i>Opuntia prolifera</i>	coastal cholla	3-6	3-6		X	css	X	L	A,B,C	full sun-part shade	
Rosaceae	<i>Potentilla glandulosa</i>	sticky cinquefoil	2	3	X	X	css,chaparral,riparian,woodland	X	L-M	A,B,C	full sun	X
Saxifragaceae	<i>Ribes californicum</i>	hillside gooseberry	3	3-6		X	chaparral, woodland	X	M	B,C	part shade	X
Lamiaceae	<i>Salvia apiana</i>	white sage	3-5	3-5		X	css,chaparral,woodland	X	M-H	B,C	full sun	X
Lamiaceae	<i>Satureja douglasii</i>	yerba buena	<1	3+	X	X	css,chaparral,riparian,woodland	X	L	A,B,C	part shade-full shade	X
Crassulaceae	<i>Sedum spathulifolium</i>	stonecrop	<1	18"	X	X	css	X	L	A,B	part shade-full shade	
Small Shrubs												
Fabaceae	<i>Amorpha californica</i>	false indigo	3-6	3-6		X	chaparral	X	M-H	B,C	part sun-full shade	
Berberidaceae	<i>Berberis pinnata</i> var. <i>insularis</i>	California barberry	4-5	4-6	X	X	riparian	X	M	A,B,C	full shade	
Asteraceae	<i>Brickellia californica</i>	California brickel bush	1-3	3-6		X	css,chaparral	X	M	B,C	full sun-part sun	
Fabaceae	<i>Lupinus chamissonis</i>	dune bush-lupine	3-6	3	X	X	css		M	B,C	full sun	X
Fabaceae	<i>Lupinus longifolius</i>	bush lupine	3-5	2-4			css,chaparral,oak woodland		M	B,C	full sun	X
Fabaceae	<i>Pickeringia montana</i>	chaparral pea	3	6		X	chaparral	X	M	B,C	full sun	
Medium Shrubs												
Asteraceae	<i>Artemisia californica</i>	California sagebrush	2-5	2-6	X	X	css,chaparral,woodland	X	H	C	full sun	X
Cornaceae	<i>Cornus glabrata</i>	brown dogwood	3-10	3-6	X		riparian		M	B,C	full sun-full shade	
Polygonaceae	<i>Eriogonum fasciculatum</i>	California buckwheat	3	6		X	css,chaparral, scrub	X	H	C	full sun	X
Large Shrubs / Small Trees												
Fagaceae	<i>Quercus berberidifolia</i>	scrub oak	<20	<20		X	chaparral,woodland	X	M	B,C	full sun-part shade	X

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Rosaceae	Adenostoma fasciculatum	chamise	3-9	2-6		X	css,chaparral,woodland	X	H	C	full sun	
Rosaceae	Adenostoma sparsifolium	red shanks	6-18	2-6		X	css,chaparral	X	H	C	full sun	
Ericaceae	Arctostaphylos glandulosa	Eastwood manzanita	6-15	8		X	chaparral,rocky slopes	X	M	B,C	full sun-part shade	
Ericaceae	Arctostaphylos glauca	bigberry manzanita	15-20	15-20		X	chaparral,rocky slopes,woodland	X	M	B,C	full sun	
Chenopodiaceae	Atriplex lentiformis	quailbush	3-9	3-9			css	X	L	A,B,C	full sun	
Rhamnaceae	Ceanothus crassifolius	hoary-leaved ceanothus	6-10	6-10		X	chaparral	X	M-H	C	full sun-part shade	X
Rhamnaceae	Ceanothus cuneatus	buckbrush	10	10		X	chaparral	X	M-H	C	full sun-part shade	X
Rhamnaceae	Ceanothus leucodermis	white thorn	6-12	10		X	chaparral	X	M-H	C	full sun-part shade	X
Rhamnaceae	Ceanothus megacarpus	big-pod ceanothus	12	12		X	chaparral	X	M-H	C	full sun-part shade	X
Rhamnaceae	Ceanothus oliganthus	harry-leaved ceanothus	9	9	X	X	riparian,chaparral	X	M-H	C	full sun-part shade	X
Rhamnaceae	Ceanothus spinosus	greenbark ceanothus	18	15	X	X	riparian,chaparral	X	M-H	C	full sun-part shade	X
Rosaceae	Cercocarpus betuloides	mountain mahogany	<20	<15	X	X	css,chaparral,woodland	X	M-H	B,C	full sun	
Ericaceae	Comarostaphylos diversifolia	summer holly	6-10	6-8		X	chaparral,woodland		M	B,C	full sun-full shade	
Garryaceae	Garrya veatchii	silk tassel bush	10	3-6		X	chaparral		L-M	B,C	full sun-part sun	
Rosaceae	Heteromeles arbutifolia	toyon	10-25	10-25		X	css,chaparral,woodland	X	M	B,C	full sun-part shade	X
Anacardiaceae	Malosma laurina	laurel sumac	<20	<20			css,chaparral,woodland	X	H	C	full sun-part shade	X
Myricaceae	Myrica californica	California wax-myrtle, Pacific wax myrtle	10-25	10+	X	X	css,riparian	X	M	B,C	full sun-part shade	X
Rosaceae	Prunus ilicifolia	holly-leaf cherry	<20	<15		X	chaparral,css,woodland	X	L-M	B,C	full sun-part shade	X
Rhamnaceae	Rhamnus californica	coffeeberry	3-15	4-15	X	X	css,chaparral,woodland	X	M	B,C	full sun	X
Rhamnaceae	Rhamnus ilicifolia	hollyleaf redberry	3-12	3-12		X	chaparral	X	M	B,C	full sun	
Anachardiaceae	Rhus integrifolia	lemonade berry	<15	<15		X	css,chaparral	X	M	B,C	full sun-part shade	X
Anachardiaceae	Rhus ovata	sugarbush	<20	<20		X	chaparral	X	M	B,C	full sun-part shade	X
Salicaceae	Salix laevigata	red willow	10-40	25+	X		riparian	X	L	A,B,C	full sun-part shade	
Salicaceae	Salix lasiolepis	arroyo willow	20-40	20-30	X		riparian	X	L	A,B,C	full sun-part shade	
Caprifoliaceae	Sambucus mexicana	elderberry	<20	<20	X		css,chaparral,woodland	X	L-M	B,C	full sun-part shade	X
Trees												
Aceraceae	Acer macrophyllum	big-leaf maple	30-95	30-95	X		riparian	X	M	A,B,C	full sun-part shade	
Aceraceae	Acer negundo californicum	box elder	20-50	<50	X		riparian	X	M	A,B,C	full sun-full shade	
Betulaceae	Alnus rhombifolia	white alder	50-90	40+	X		riparian	X	L	A,B,C	full sun-full shade	
Oleaceae	Fraxinus dipetala	foothill ash	18-20	20-30	X	X	riparian		L-M	B,C	full sun	
Oleaceae	Fraxinus velutina	Montebello ash	20-40	20-40	X	X	riparian		M	B,C	full sun	
Juglandaceae	Juglans californica var. californica	California walnut	25-35	30-40	X		riparian,grassland,woodland	X	L-M	B,C	full sun-part shade	X
Platanaceae	Platanus racemosa	western sycamore	50-100	50-100	X		riparian	X	L	A,B,C	full sun	
Salicaceae	Populus balsamifera ssp. trichocarpa	black cottonwood	40-60	40-60	X		riparian	X	L	A,B,C	full sun-part shade	
Salicaceae	Populus fremontii	Freemont cottonwood	40-60	40-60	X		riparian	X	L	A,B,C	full sun-part shade	
Fagaceae	Quercus agrifolia	coast live oak	30-70	70+		X	css,riparian,chaparral,woodland	X	L-M	B,C	full sun-part shade	X
Fagaceae	Quercus lobata	valley oak	70+	70+		X	grassland,woodland	X	L-M	B,C	full sun	X
Lauraceae	Umbellularia californica	California bay	30-75	25+	X	X	chaparral,woodland	X	M	B,C	full sun-part shade	X

Height and spread measurements in feet unless noted as inches. Irr Tol = Irrigation Tolerant. Drt Tol = Drought Tolerant. OT = Oak Tree Compatible. Hill = Stabilizes Hillsides. L=low, M=medium, H=high. css= coastal sage scrub.

Table 8. Plants to Avoid in the Santa Monica Mountains

Scientific Name	Common Name
Acacia spp.	acacia, wattle
Aegilops triuncialis	barbed goatgrass
Aeschynomene rudis	rough jointvetch
Ageratina adenophora [Eupatorium a.]	eupatory
Agrostis avenacea	Pacific bentgrass
Ailanthus altissima	tree of Heaven
Albizia spp.	albizia
Alhagi pseudalhagi	camel thorn
Ammophila arenaria	European beach grass
Anthemis cotula	mayweed
Anthoxanthum odoratum	sweet vernal grass
Aptenia cordifolia [Mesembryanthemum cordifolium]	heartleaf iceplant
Arctotheca calendula	capeweed
Arizonicus carinatus	laeripes
Arundo donax	giant reed, arundo
Asphodelus fistulosus	onionweed, asphodel
Atriplex semibaccata	Australian saltbush
Avena spp.	wild oat
Bassia hyssopifolia	bassia
Bellardia trixago	bellardia
Brachypodium distachyon	false brome
Bromus spp. (except B.arizonicus, B.carinatus, B.laevipipes)	brome
Cardaria chalepensis	lens-podded white-top
Cardaria draba	white-top, hoary cress
Carduus spp.	thistle
Carpobrotus spp	sea fig, iceplant
Centaurea spp.	starthistle, knapweed
Centranthus ruber	red valerian
Chrysanthemum coronarium	annual chrysanthemum
Cirsium arvense	Canada thistle
Cirsium vulgare	bull thistle
Cistus ladanifer	gum cistus
Conicosia pugioniformis	narrow-leaved iceplant, roundleaf iceplant
Conium maculatum	poison hemlock
Convolvulus arvensis	field bindweed
Conyza Canadensis*	horseweed
Coprosma repens	mirror plant
Cordyline australis	New Zealand cabbage
Cortaderia spp.*	pampas grass
Cotoneaster pannosus, C. lacteus	cotoneaster
Crataegus monogyna	hawthorn

Table 8. Plants to Avoid in the Santa Monica Mountains

Scientific Name	Common Name
<i>Crocoshmia x crocosmiiflora</i>	
<i>Crupina vulgaris</i>	bearded creeper, common crupina
<i>Cupressus</i> spp.*	cypress
<i>Cynara cardunculus</i>	artichoke thistle
<i>Cynodon dactylon</i>	Bermuda grass
<i>Cyperus involucratus</i>	umbrella plant
<i>Cytisus scoparius</i>	Scotch broom
<i>Cytisus striatus</i>	striated broom
<i>Descurainia sophia</i>	flixweed, tansy mustard
<i>Digitalis purpurea</i>	foxglove
<i>Dimorphotheca sinuata</i>	African daisy, Cape marigold
<i>Dipsacus sativus</i> , <i>D. fullonum</i>	wild teasel, Fuller's teasel
<i>Echium candicans</i> , <i>E. pininana</i>	pride of Madeira, pride of Teneriffe
<i>Egeria densa</i>	Brazilian waterweed
<i>Ehrharta</i> spp.	veldt grass
<i>Eichhornia crassipes</i>	water hyacinth
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Erechtites glomerata</i> , <i>E. minima</i>	Australian fireweed
<i>Erica lusitanica</i>	heath
<i>Eucalyptus</i> spp.*	eucalyptus, gum tree
<i>Euphorbia esula</i>	leafy spurge
<i>Euphorbia lathyris</i>	caper spurge, gopher plant
<i>Euphorbia terracina</i>	Geraldton carnation weed
<i>Festuca arundinacea</i>	tall fescue
<i>Ficus carica</i>	edible fig
<i>Foeniculum vulgare</i>	sweet fennel, wild fennel
<i>Fumaria officinalis</i> , <i>F. parviflora</i>	fumitory
<i>Gazania linearis</i>	gazania
<i>Genista monspessulana</i>	French broom
<i>Glyceria declinata</i>	
<i>Halogeton glomeratus</i>	halogeton
<i>Hedera canariensis</i>	Algerian ivy
<i>Hedera helix</i> .	English ivy
<i>Helichrysum petiolare</i>	licorice plant
<i>Holcus lanatus</i>	velvet grass
<i>Hordeum leporinum</i>	foxtail barley, mouse barley
<i>Hydrilla verticillata</i>	hydrilla
<i>Hypericum canariense</i>	Canary Island hypericum
<i>Hypericum perforatum</i>	klamathweed, St. John's wort
<i>Hypochaeris radicata</i>	rough cat's-ear
<i>Ilex aquifolium</i>	English holly
<i>Iris pseudacorus</i>	yellow water iris, yellow flag
<i>Isatis tinctoria</i>	dyers' woad

Table 8. Plants to Avoid in the Santa Monica Mountains

Scientific Name	Common Name
<i>Lepidium latifolium</i>	perennial pepperweed,tall whitetop
<i>Leucanthemum vulgare</i>	ox-eye daisy
<i>Ligustrum lucidum</i>	glossy privet
<i>Limonium perezii</i>	sea lavender
<i>Lobularia maritima</i>	sweet alyssum
<i>Lolium multiflorum</i>	Italian ryegrass
<i>Ludwigia uruguayensis</i> (<i>L. hexapetala</i>)	water primrose
<i>Lupinus arboreus</i>	bush lupine
<i>Lythrum salicaria</i>	purple loosestrife
<i>Malephora crocea</i>	ice plant
<i>Malva parviflora</i>	cheeseweed mallow
<i>Marrubium vulgare</i>	horehound
<i>Maytenus boaria</i>	mayten
<i>Medicago polymorpha</i>	California bur clover
<i>Melilotus officinalis</i>	yellow sweet clover
<i>Mentha pulegium</i>	pennyroyal
<i>Mesembryanthemum</i> spp.	iceplant
<i>Myoporum laetum</i>	myoporum
<i>Myriophyllum aquaticum</i>	parrot's feather
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil
<i>Nerium oleander</i>	oleander
<i>Nicotiana glauca</i>	tree tobacco
<i>Olea europaea</i>	olive
<i>Ononis alopecuroides</i>	foxtail restharrow
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Parentucellia viscosa</i>	
<i>Parthenocissus quinquefolia</i>	Virgina creeper
<i>Paspalum dilatatum</i>	dallisgrass
<i>Passiflora caerulea</i>	
<i>Pennisetum</i> spp.	fountain grass, Kikuyu grass
<i>Phalaris aquatica</i>	Harding grass
<i>Phyla nodiflora</i>	mat lippia
<i>Pinus radiata</i> cultivars	Monterey pine
<i>Pinus</i> spp.*	pine
<i>Piptatherum miliaceum</i> [<i>Oryzopsis</i> m.]	smilo grass
<i>Pistacia chinensis</i>	Chinese pistache
<i>Potamogeton crispus</i>	curlyleaf pondweed
<i>Prunus cerasifera</i>	cherry plum
<i>Pyracantha angustifolia</i>	pyracantha
<i>Retama monosperma</i>	bridal broom
<i>Ricinus communis</i>	castor bean
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus discolor</i>	Himalayan blackberry

Table 8. Plants to Avoid in the Santa Monica Mountains

Scientific Name	Common Name
<i>Rumex conglomeratus</i>	creek dock
<i>Rumex crispus</i>	curly dock
<i>Salsola tragus</i>	Russian thistle, tumbleweed
<i>Salvia aethiopis</i>	Mediterranean sage
<i>Salvinia molesta</i>	giant waterfern
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Saponaria officinalis</i>	bouncing bet
<i>Schinus</i> spp.	pepper tree
<i>Schismus arabicus</i>	Mediterranean grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Senecio jacobaea</i>	tansy ragwort
<i>Senecio mikanioides</i> (<i>Delairea odorata</i>)	Cape ivy, German ivy
<i>Sesbania punicea</i>	scarlet wisteria tree
<i>Silybum marianum</i>	blessed milkthistle, milkthistle
<i>Sorghum halepense</i>	Johnson grass
<i>Spartina alterniflora</i>	Atlantic or smooth cordgrass
<i>Spartina anglica</i>	cord grass
<i>Spartina densiflora</i>	dense-flowered cord grass
<i>Spartina patens</i>	salt-meadow cord grass
<i>Spartium junceum</i>	Spanish broom
<i>Stipa capensis</i>	
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tamarix</i> spp.	tamarisk, salt cedar
<i>Tanacetum vulgare</i>	common tansy
<i>Taraxacum officinale</i>	dandelion
<i>Tropaeolum majus</i>	nasturtium
<i>Ulex europaeus</i>	gorse
<i>Urtica urens</i>	burning nettle
<i>Verbascum thapsus</i>	woolly or common mullein
<i>Verbena bonariensis</i> , <i>V. litoralis</i>	tall vervain
<i>Vinca major</i>	periwinkle
<i>Washingtonia</i> spp.	fan palm tree
<i>Xanthium spinosum</i>	spiny cocklebur
<i>Zantedeschia aethiopica</i>	calla lily
<i>Zoysia</i> cultivars	amazoy

*** highly flammable**

APPENDIX B

SENSITIVE ENVIRONMENTAL RESOURCE AREAS

Los Angeles County Sensitive Environmental Resource Areas

Sensitive Environmental Resource Areas (SERA) are areas that have been identified by the Los Angeles County General Plan and Local Coastal Program as containing unique or unusual species assemblages, or areas of habitat that are rapidly declining in Los Angeles County. SERA include Environmentally Sensitive Habitat Areas (ESHA), Significant Watersheds, Significant Woodlands and Savannahs, and Watersheds. The SERA were established to protect a special or unique collection of habitats and species from loss due to encroachment and human disturbances. SERA are not intended to function as isolated preservation areas, but rather as areas subject to strictly enforced land use protections and regulations. The biological resources that constitute SERA and the physical conditions necessary for their survival in the Santa Monica Mountains Coastal Zone are discussed in detail below.

General Description of Biological Resources

Undeveloped lands in the Santa Monica Mountains are a mosaic of predominately native environments variously disrupted by weedy non-native species, mostly in areas of past and continuing disturbance. Disturbances are of many types and include burned areas, abandoned road networks dating to the early 1900s, pads graded more recently, and fuel modification zones surrounding buildings and along roads. In general, very old disturbances have recovered to native vegetation though the landforms may remain altered. More recent disturbances tend to be more weedy. This is probably as a result of a complex combination of chronic early succession brought about by recent changes in disturbance frequency (especially brush clearance, fire, and off-road vehicle use) and the historical artifact of a greater abundance and diversity of invasive species in recent decades. The oldest additions to the Santa Monica Mountains non-native flora include mostly Mediterranean and African taxa associated with ranching and the Spanish Colonial period. These are generally annual species such as wild oats (*Avena barbata*, *A. fatua*), black and common mustards (*Brassica nigra*, *B. rapa*), and ripgut and red bromes (*Bromus diandrus*, *B. rubens*). Giant reed (*Arundo donax*) was added to the flora probably at around the same time; it is known to have been cultivated in the Los Angeles River in the mid-1800's, where it was used as a soil stabilizer and a source for light-construction and roofing material. The first houses in the mountains were accompanied by species such as English ivy (*Hedera helix*), slender mustard (*Hirschfeldia incana*), castor bean (*Ricinus communis*), and periwinkle (*Vinca major*). In the mid-1900s Spanish broom (*Spartium junceum*) was widely planted by road crews. Other relatively recent additions to the local flora include ornamental and nuisance species such as golden wattle (*Acacia pycnantha*), false olive (*Buddleja saligna*), yellow star-thistle (*Centaurea melitensis*), Cape ivy (*Delairea odorata*), terrate spurge (*Euphorbia terracina*), gazania (*Gazania linearis*, *G. pectinifera*), and rat-tail fescue (*Vulpia myuros*).

Topographic and geologic diversity are the primary drivers of biological diversity in the Santa Monica Mountains. Topographic variation exposes landscapes to a variety of intensities in sunlight, wind, fog and rain. Geologic diversity further complicates these correlations by providing selective pressure for plant species with varying chemical tolerances and requirements. In addition to these fundamental factors is uplifting of the mountain range within a matrix of species originating in the deserts, plains, mountain ranges, and seashores of Mexico, the Great Basin, and Coastal California.

In general, south-facing slopes are dominated by the most drought-tolerant vegetation types, collectively grouped under the name of ‘coastal sage-scrub.’ These formations have an upper canopy of semi-woody shrubs and sub-shrubs, mostly derived from the small-seeded and easily-dispersed sunflower, mint, and buckwheat families. Chaparral formations dominate on north-facing slopes receiving less intense sunlight. Chaparrals have an upper canopy of woody shrubs and small trees, generally derived from species in the rose, buckthorn, oak, and sumac families. Coastal sage-scrub species are usually a sub-dominant or successional component of chaparral communities.

The majority of habitats dominated by trees are confined to riparian areas, but many oak and walnut woodlands occur outside of the direct influence of surface water. In these instances, the woodlands are confined, like the chaparrals, to north-facing slopes. Often, oak woodlands and forests may be found growing on landslides, where soils are deep and well-aerated. Walnut woodlands are another prevalent upland woodland type and occur in areas of higher drought stress than those which would support oak habitats.

Habitats along canyon bottoms and in swales receive greater water inputs than the surrounding uplands. These habitats support riparian and wetland communities mostly dominated by deciduous trees of the willow and sycamore families and shrubs of the sunflower, currant, and honeysuckle families. In areas of permanent flow and exceptionally high water availability, maple, alder, and bay trees are found. Wetlands and areas of low flow velocity support clonal perennial species such as bulrush and cattail.

Watershed function as a biological resource and how it relates to the Local Coastal Program

One of the primary functions of the Local Coastal Program (LCP) is to maintain and improve water quality in the Coastal Zone. To that end, watersheds play an essential role and are afforded heightened protection within the LCP. It is therefore essential to appreciate the dynamic nature of water as a component of the landscape. It may seem obvious, but it is important to understand that *water moves through the landscape*, not simply over it. As it does so, it records the landscape’s condition. This record is commonly referred to as “water quality.” Watersheds that are impaired, that export water of poor quality, do not convey water at rates that allow for the chemical breakdown and elimination of pollutants. These chemical processes are in large measure, biological processes. The biological processes involved in the removal of pollutants from water require time and a high degree of physical contact between the water and the organisms acting on it. In natural systems these processes occur predominately in upland environments and shallow wetlands of low-velocity flow. Dissolved and suspended constituents of water moving slowly through soil and shallow wetlands have a very high probability of contacting living surfaces, be they

microorganisms, fungi, or plant roots. It is at this contact space between the bulk water and living surfaces where water quality is modulated.

It is necessary to highlight the role of upland areas in the modulation of water quality, since a common conception is that water quality is principally regulated by riparian systems (streams and creeks). However, this is not the case. Riparian systems are the recipients of materials produced and transformed in the uplands. In that regard, they are indicative of the ecosystem health of the uplands.

A healthy ecosystem is an efficient consumer of nutrients and energy, and allows very little to escape; in a healthy ecosystem, water and other exported materials are “clean.” Ecosystems that are denuded of vegetation or overwhelmed by invasive species lack the diversity which fosters a nearly complete use of energy coming into the ecosystem. Hence, they export excessive amounts of sediment and nutrients. The best way to foster the export of clean water from the Santa Monica Mountains is to ensure that development minimizes disturbances to vegetation and maximizes retention of water and pollutants. Key to this is the use of native plants in landscaping. Native plants do not require irrigation, pesticides, or frequent maintenance, and when these extraneous “energy inputs” are eliminated from an ecosystem, export of pollution is minimized.

For these reasons, development in upland habitats must allow for the slow-rate processes that depend on infiltration and retention of water in soils, and development along streams and creeks must be configured to eliminate the possibility of pollutants entering the water late in its course towards the ocean.

Watersheds, as a fundamental component of ecosystem health, are used in the Coastal Zone Plan to facilitate organization and description of the environmental resources within the Santa Monica Mountains Coastal Zone. The Santa Monica Mountains are incised by a number of drainage systems that have been organized into nineteen named watersheds. In reality the number of watersheds is larger than nineteen and would be defined by the number of drainages leading to the ocean. This is a potentially incalculable number, and for the sake of manageability the Los Angeles County Department of Regional Planning has opted to follow the organizational system developed by the Los Angeles County Department of Public Works. This system groups some of the smaller watersheds and sub-watersheds previously identified as specific resource areas in the 1986 Malibu Land Use Plan. These smaller watersheds and sub-watersheds include Lachusa Canyon, now discussed as a part of Los Alisos Canyon; Newton Canyon, now discussed as a part of Zuma Canyon; Dry Canyon, now discussed as a part of Solstice Canyon; Puerco Canyon, now discussed as a part of Corral Canyon; Cold Creek Canyon, now discussed as a part of Malibu Creek Canyon; and Hepatic Gulch, discussed as a part of Las Flores Canyon. In addition, the Ballona Creek watershed is not discussed here as it occupies a very small portion of the Coastal Zone and drains primarily outside of the immediate vicinity of the Coastal Zone.

Specific Descriptions of Biological Resources by Watershed

The following sections describe the biological attributes of watersheds within the Santa Monica Mountains in order of outflow to the Santa Monica Bay, from west to east.

1. **Arroyo Sequit** supports one of the most extensive and well-developed riparian and oak woodlands and associated stream habitats in the Santa Monica Mountains Coastal Zone. Natural pools, waterfalls, and a variety of riparian trees are present. Arroyo Sequit is one of the few streams in southern California, and one of three watersheds in the Santa Monica Mountains within Los Angeles County, that still sustains a population of native southern steelhead trout (*Oncorhynchus mykiss irideus*, Federal Endangered, California Species of Concern). The watershed is largely undisturbed, but scattered development is present in the upper watershed along Mulholland Highway west of Little Sycamore Canyon Road, and homes and a campground fragment a stretch of the Canyon bottom north of Leo Carrillo State Park. The creek has been channelized with grouted rip-rap through the campground, and the associated woodland in that area is degraded as a result of building construction, irrigation and soil compaction. Dense thickets of California bay (*Umbellularia californica*) grow extensively along the East Fork. The lower third of the Canyon is within Leo Carrillo State Park and is mostly undisturbed with the exception of campground facilities located on the Canyon floor. The mouth of the Canyon contains significant marine resources. Plummer's mariposa lily (*Calochortus plummerae*, CNPS List 1B) grows within the Canyon and may be impacted by collection by hikers.
2. Most of **San Nicholas Canyon** is within the City of Malibu. Portions within the unincorporated area support a well-developed coast live oak (*Quercus agrifolia*) woodland in association with the creek and native perennial grassland in upland areas.
3. Much of the **Los Alisos (Decker) and Lachusa Canyon** uplands have been developed at a low density and large areas have been converted to non-native grasslands. The entire area burned in 1985. Lowlands support diverse riparian woodlands dominated by western sycamore (*Platanus racemosa*) and coast live oak (*Quercus agrifolia*). Plummer's mariposa (*Calochortus plummerae*, CNPS List 1B) is recorded in Alisos Canyon. The woodland in the vicinity of Decker School Road has been substantially altered or removed as a result of residential development. Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*, CNPS List 2) and the endemic Santa Monica grasshopper (*Trimerotropis occidentalis*) have been reported from Lachusa Canyon.
4. The floor of **Encinal Canyon** is narrow and supports a dense oak- and sycamore-dominated woodland. A ridge east of Encinal Canyon Road has been severely altered by grading, and scattered residences occur along Encinal Canyon Road near Potrero Road. The Encinal Canyon population of Santa Susana tarplant (*Deinandra minthornii*, State Rare, CNPS List 1B) is likely to be the southernmost occurrence of that species in the world and has been severely impacted by fire suppression activities. The riparian habitat within the Canyon supports a population of Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*, CNPS List 2).
5. **Trancas Canyon** is one of the larger canyons in the Santa Monica Mountains Coastal Zone. The watershed is relatively undisturbed south of Encinal Canyon Road. Homes, ranches, and recreational facilities, including a golf course, fragment the watershed north of Encinal Canyon Road and along Mulholland Highway. Coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*) dominate the riparian woodland. Isolated oak woodlands occur west of Decker Road. Red shanks (*Adenostoma sparsifolium*)

is relatively common in the northern Canyon. Santa Monica populations of this species are disjunct from the core range of the species, mostly within San Diego County and Baja California. A population of southwestern pond turtle is known in Trancas Canyon. Santa Monica Mountains grasshopper (*Trimerotropis occidentaloidea*) has been collected here and is known only from the Santa Monica Mountains. Lyon's pentachaeta (*Pentachaeta lyonii*, Federal and State Endangered) is also recorded from this watershed.

6. **Zuma Canyon** is one of the least disturbed and most remote canyons in the Santa Monica Mountains. The slopes are vegetated with coastal sage scrub and chaparral, and the Canyon bottom supports freshwater pools and diverse riparian woodlands. The westernmost-recorded occurrence of Braunton's milkvetch (*Astragalus brauntonii*, Federal Endangered) is in fire breaks in the upper watershed. Distinctive freshwater fauna, including Southwestern pond turtle (*Emys marmorata pallida*, California Species of Concern) and native fish, are associated with the pools scattered throughout the narrow reaches of the Canyon. Golden eagles (*Aquila chrysaetos*, California Species of Concern), bobcats (*Lynx rufus*), mountain lions (*Puma concolor*), and many other secretive species continue to be reported in Zuma Canyon. Zuma Canyon supported nesting habitat for the formerly endangered peregrine falcon (*Falco peregrinus anatum*, California Species of Concern). The Zuma Canyon watershed is largely undeveloped, disturbed mostly by firebreaks and dirt roads. Development is generally confined to the area near the intersections of Kanan Dume Road with Mulholland Highway and Latigo Canyon Road. Infestations of golden wattle (*Acacia pycnantha*) are becoming entrenched near residential developments on Latigo Canyon Road. A vineyard has been established in Newton Canyon, a tributary to Zuma Creek. Newton Canyon also supports riparian woodlands and dense oak woodlands.
7. The upper and middle reaches of **Ramirez Canyon** are densely wooded, primarily with native coast live oak (*Quercus agrifolia*) and isolated western sycamore (*Platanus racemosa*). Grading for Kanan-Dume Road on the west side of the Canyon has disturbed the watershed but the woodland is sufficiently distant from the road to support diverse wildlife, including gray foxes (*Urocyon cinereoargenteus*). The lower one-third of the watershed is developed with residences, but the natural stream and many native trees are intact throughout the Canyon bottom, downstream nearly to Pacific Coast Highway. Dense infestations of Spanish broom (*Spartina junceum*) occur along Kanan-Dume Road and Ramirez Motorway; otherwise the vegetation is in excellent condition.
8. The **Escondido Canyon** watershed includes numerous homes and associated roads, particularly on the ridge west of the Canyon bottom. A major route, Latigo Canyon Road, traverses portions of the east side of the watershed. The streambed supports a riparian woodland dominated by western sycamore (*Platanus racemosa*) and coast live oak (*Quercus agrifolia*), similar to that of Ramirez Canyon. Oak woodlands with scattered southern California black walnut (*Juglans californica* var. *californica*, CNPS List 4) occur on the cooler, north-facing slopes west of the stream bottom. An isolated alder (*Alnus rhombifolia*) woodland occurs about mid-canyon. Both the middle and lower reaches of Escondido Canyon have been developed with single-family residences, many of them situated in the riparian woodland habitat. The streambed and many native trees are intact throughout much of the developed lower watershed. The natural stream habitat is

substantially more disturbed in the middle reaches where grading and development are more extensive.

9. The **Latigo Canyon** watershed encompasses scattered homes, small roads, and major parts of Latigo Canyon Road on the west side of the Canyon. The watershed is small relative to many other watersheds in the area; correspondingly, the riparian woodland corridor is short (one-half to two-thirds the length of many others). The least disturbed and most heavily wooded portions of the Canyon are located below and upstream from the Malibu Vista rural village.
10. Most of the **Solstice Canyon** watershed is relatively undisturbed and encompasses highly varied, well-developed riparian woodlands dominated by white alder (*Alnus rhombifolia*), coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), and California bay (*Umbellularia californica*). An infestation of terrate spurge (*Euphorbia terracina*) has become established and is expanding at the lower end of the Canyon. There are a few scattered homes and a narrow road in the Canyon bottom, but the woodland is intact throughout the Canyon. Lyon's pentachaeta (*Pentachaeta lyonii*, Federal and State Endangered) is known from this canyon. Due both to the lack of disturbance and the well-developed vegetation, large native wildlife populations are present. Unlike many coastal canyons in the Malibu area, white alder (*Alnus rhombifolia*) occurs even in the lowermost reaches of Solstice Canyon, attesting to the perennial nature of the water supply. Like Zuma Canyon, Solstice Canyon historically provided nesting habitat for the formerly endangered peregrine falcon (*Falco peregrinus anatum*, California Species of Concern). The riparian woodland extends downstream to Pacific Coast Highway.
11. A dense cluster of residences has been developed in **Dry Canyon**, a tributary of Solstice Canyon in the eastern part of the watershed. This is adjacent to the extensively developed El Nido rural village and is traversed by Corral Canyon Road on the east. Dry Canyon supports well-developed riparian woodland habitat, but is not particularly diverse relative to less-disturbed canyons. Wildlife populations are not expected to be large, and sensitive animal species requiring remote, undisturbed habitats are not expected to frequent this watershed. Nevertheless, a large population of Catalina mariposa lily (*Calochortus catalinae*, CNPS List 4) is known from this area, and shrubland understory vegetation is intact, relatively free of invasive species, and supports a high diversity of native grasses.
12. **Corral Canyon** supports dense, diverse, well-developed riparian woodlands similar to those of Solstice Canyon to the west. The upper stretches of the watershed are heavily wooded with mixed riparian and pure oak woodlands. The watershed is relatively undisturbed compared to many other coastal canyons, with the exception of the existing Malibu Bowl rural village, a few structures in the lower Canyon, and scattered dirt roads. Brush clearing activities along Corral Canyon road have encouraged a severe infestation of terrate spurge (*Euphorbia terracina*) and castor bean (*Ricinus communis*). A population of Santa Susana tarplant (*Deinandra minthornii*, State Rare, CNPS List 1B) occurs in marine sandstone outcrops at the top of the watershed, and ocellated Humboldt lily (*Lilium humboldtii* ssp. *ocellata*) is known from Corral Creek.

13. **Puerco Canyon** is a small watershed adjacent to Corral Canyon, the floor of which is densely lined by willows and associated riparian shrubs. The Canyon floor is disturbed by a road and abandoned residences that were burned in wildfires. A large area of fill was developed at the head of the Canyon prior to the 1950s, possibly in relation to the construction of Pacific Coast Highway or Malibu Canyon Road. These disturbed sites and areas south of the intersection of Puerco Motorway and De Bell Ranch Road are the principle areas in which non-native vegetation is most prevalent. Adjacent slopes are largely undisturbed and support diverse coastal sage scrub and chaparral. Braunton's milkvetch (*Astragalus brauntonii*, Federal Endangered) is known north of the Malibu city boundary. Though relatively small, this canyon is expected to support large wildlife populations due to its relatively undeveloped condition.
14. The **Malibu Creek Watershed** is by far the largest of the watersheds in the Santa Monica Mountains. Indeed, the creek is older than the mountains, as evidenced by the fact that the creek begins north of the range. The watershed supports outstanding oak and riparian woodlands with an unusually large variety of riparian plant species. Black cottonwood (*Populus nigra*), California bay (*Umbellularia californica*), leather-leaf ash (*Fraxinus velutina*), white alder (*Alnus rhombifolia*), arroyo willow (*Salix lasiolepis*), western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), California wild grape (*Vitis californica*), and giant chain fern (*Woodwardia fimbriata*) are all present. Portions of the watershed are remote and undisturbed, particularly the central northern portions. Malibu baccharis (*Baccharis malibuensis*, CNPS List 1B) was discovered here in the late 1980s and officially described in 1996. Its range was originally thought to be limited to the Malibu Creek Watershed from the areas near SOKA University westward to Malibu Lake. However, in 2002 a highly noteworthy occurrence was recorded in Orange County. Additional rare plant occurrences within Malibu Canyon include a large population of Plummer's mariposa lily (*Calochortus plummerae*, CNPS List 1B) near Red Rock Canyon, marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*, Federal Threatened, State Rare, CNPS List 1B) in Udell Gorge, Santa Monica Mountains dudleya (*D. cymosa* ssp. *ovatifolia*, Federal Threatened, CNPS List 1B), a disjunct population of round-leaved filaree (*Erodium macrophyllum*, CNPS List 2), Lyon's pentachaeta (*Pentachaeta lyonii*, Federal and State Endangered), and broadleaf stonecrop (*Sedum spathulifolium*). Malibu Creek continues to sustain native steelhead trout (*Onchorhynchus mykiss irideus*, Federal Endangered, California Species of Concern) populations below Rindge Dam, as well as many wildlife species declining in numbers, such as Southwestern pond turtles (*Emys marmorata pallida*, California Species of Concern), mountain lions (*Puma concolor*), and golden eagles (*Aquila chrysaetos*, California Species of Concern). Furthermore, the mouth of Malibu Creek supports the only remaining functional lagoon in Los Angeles County. This area provides a critical refuge for migratory shorebirds and waterfowl, and supports populations of at least 18 native fishes. The lagoon and lower portions of the creek support populations of tidewater goby (*Eucyclogobius newberryi*, Federal Endangered, California Species of Concern) and arroyo chub (*Gila orcutti*, California Species of Concern). Malibu Canyon and the lagoon have been subjected to various human impacts including habitat removal, increased siltation, sewage effluent discharge, harassment of wildlife by domestic animals and people, and fragmentation by roads and residences. North of Pepperdine University, a small-scale grazing and agricultural operation has contributed to the local increase of invasive species, including terrate spurge (*Euphorbia terracina*) and pigweed amaranth (*Amaranthus retroflexus*). Much of the

remaining watershed within the Coastal Zone is undisturbed. Development is concentrated in the middle watershed (Monte Nido area) and the lower watershed (vicinity of the Malibu Civic Center). The watershed is dominated by a diverse mosaic of chaparral, coastal sage scrub, grassland, and native woodlands.

15. **Cold Creek Canyon** is an eastern tributary of Malibu Creek. It contains year-round water and supports well-developed native vegetation and wildlife. Undisturbed stands of chaparral, oak woodland, coastal sage scrub, riparian woodland, and associated wildlife inhabit Cold Creek Canyon. The Cold Creek watershed is one of two remaining watersheds in the Santa Monica Mountains to contain stoneflies (Order Plecoptera), a group of aquatic insects very sensitive to impacts from siltation and urban runoff. Many other uncommon plant and animal species occur in this area including big-leaf maple (*Acer macrophyllum*), red shanks (*Adenostoma parvifolia*), Malibu baccharis (*Baccharis malibuensis*, CNPS List 1B), island mountain mahogany (*Cercocarpus betuloides* var. *blancheae*, CNPS List 4), Santa Susana tarplant (*Deinandra minthornii*, State Rare, CNPS List 1B), stream orchid (*Epipactis gigantea*), flowering ash (*Fraxinus dipetala*), ocellated Humboldt lily (*Lilium humboldtii* ssp. *ocellatum*, CNPS List 4), and interior live oak (*Quercus wislizenii*). In addition, several pockets of native grassland supporting Federally-endangered Lyon's pentachaeta (*Pentachaeta lyonii*, Federal and State Endangered) occur here. The central core of the Cold Creek watershed, much of it in public ownership, is generally undisturbed and utilized for natural resource-oriented activities. Residential development is heaviest along Stunt Ranch Road within a mile of Mulholland Highway and lower in the drainage basin within the community of Monte Nido, before the watershed joins the Malibu Creek drainage.
16. The floor of **Carbon Canyon** is lined with well-developed riparian woodland, particularly in the upper reaches. The lowermost portion of the Carbon Canyon riparian corridor is more disturbed, sparsely developed, and located immediately adjacent to Carbon Canyon Road. The west side of the watershed is relatively undeveloped, and the east side contains numerous residences and is traversed by Rambla Pacifico, a major road. Extensive rock formations in the head of Carbon Canyon provide perching and nesting habitat for sensitive birds of prey.
17. The middle and upper reaches of **Las Flores Canyon** are remote and undisturbed, whereas the lower reaches contain substantial development concentrated along Las Flores Canyon Road. A critical portion of the Las Flores watershed is the dense riparian woodland and associated stream habitat that extends upstream from the intersection of Gorge Road and Las Flores Canyon Road. This area supports western sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), California bay (*Umbellularia californica*), coast live oak (*Quercus agrifolia*), and associated sensitive understory species. Wildlife requiring undisturbed remote brush areas frequent this canyon as do sensitive riparian wildlife such as red-shouldered hawk (*Buteo lineatus*). The Canyon and associated upland vegetation have been severely damaged by frequent brush fires.
18. Another highly significant feature of Las Flores Canyon is **Hepatic Gulch**, a small, rocky area supporting an unusual blend of primitive, moisture-requiring plant species known collectively as cryptogams. These include mosses, liverworts, hornworts, and ferns. These plants form an unusual association with drought-adapted plant species such

as yucca and other chaparral species. This unique habitat has developed as a result of the concentration of runoff along the sandstone rock formation. The area also supports numerous uncommon taxa of vascular plants, including wooly Indian paintbrush (*Castilleja foliolosa*), Wright's buckwheat (*Eriogonum wrightii* var. *membranaceum*), and an unusually dense population of red-skinned onion (*Allium haematochiton*). The area is affected by surrounding residential development, and has been moderately invaded by non-native grasses. A population of false olive (*Buddleja saligna*) is becoming established, probably originating from ornamental plantings in a residential development on higher slopes.

19. **Piedra Gorda Canyon** is a small, undeveloped watershed. It is not heavily wooded like nearby Las Flores or Tuna Canyons; rather, it supports scattered riparian trees and dense riparian thickets. Wildlife populations are expected to be fairly large despite the small size of this watershed due to its degree of isolation.

20. **Tuna and Peña Canyons** are nearly undisturbed with the exception of several concentrated ranch and residential areas at the top of Tuna Canyon. A winding narrow one-way road (Tuna Canyon Road) runs the length of Tuna Canyon. Several single-family residences have been constructed in the upper reaches of the Tuna Canyon watershed within recent years, and a reservoir was built here in the latter half of the 1900s that now serves as a stopover point for waterfowl. Tuna and Peña Canyons are considered sensitive because of a combination of factors including the presence of healthy vegetation, well-developed riparian woodlands, year-round water, and the near lack of significant development with the exception of upper Tuna Canyon. In addition to dense stands of western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), and California bay (*Umbellularia californica*), these canyons also support white alder (*Alnus rhombifolia*), black cottonwood (*Populus nigra*), and giant chain fern (*Woodwardia fimbriata*). Peña Canyon is nearly undisturbed with the exception of off-road vehicle tracks in its uppermost reaches. Tuna Canyon has undergone considerably more human impact, particularly in the northwest portion where grading and grazing have been relatively heavy.

21. **Topanga Canyon** is a large coastal canyon that supports varied native riparian vegetation and wildlife. It also contains extensive residential and commercial development in the northern two thirds of its length. The southern portion has remained undisturbed between the communities of Fernwood and Sunset Point and is under the ownership of California State Parks. The Canyon bottom and adjacent north-facing slopes contain diverse riparian woodlands with stands of California bay (*Umbellularia californica*), big-leaf maple (*Acer macrophyllum*), and Fremont cottonwood (*Populus fremontii*) in addition to the more common coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*) woodlands. Tributary canyons draining into Topanga, such as Old Topanga, Red Rock, Hondo, and Greenleaf, also support dense native woodlands. The chaparral and coastal sage scrub covering many of the slopes in the Topanga watershed are in good condition and typical of undisturbed brush habitats in the coastal Santa Monica Mountains. Plummer's mariposa lily (*Calochortus plummerae*, CNPS List 1B), Santa Monica Mountains dudleya (*Dudleya cymosa* ssp. *ovatifolia*, Federal Threatened, CNPS List 1B), and Braunton's milk-vetch (*Astragalus brauntonii*, Federal Endangered) have all been recorded from Topanga Canyon, as well as southwestern

pond turtle (*Emys marmorata pallida*, California Species of Concern) and southern steelhead (*Oncorhynchus mykiss irideus*, Federal Endangered, California Species of Concern). The Topanga Canyon watershed is one of two remaining watersheds in the Santa Monica Mountains to contain stoneflies (Order Plecoptera), a group of aquatic insects very sensitive to impacts from siltation and urban runoff. Gertsch's socialchemmis (*Socalchemmis gertschi*), a species of spider discovered in nearby Brentwood Canyon to the east, was described in 2001 and is also known from Topanga Canyon.

APPENDIX C

HISTORIC AND CULTURAL RESOURCES

The Santa Monica Mountains is an area rich in historic and cultural resources, including paleontological, archaeological, and Native American resources. Many of these resources are found on lands under the management of the National Park Service, the California Department of Parks and Recreation, and the Santa Monica Mountains Conservancy. The stewardship and preservation of historic and cultural resources in the Santa Monica Mountains is important for three main reasons:

- Increasing public use, growing pressures for development and deterioration through age and exposure continue to place the Mountains' historic resources at risk.
- It is in the public interest to preserve historic resources because they are irreplaceable and offer cultural, educational, aesthetic, and inspirational benefits.
- The stewardship of historic resources is necessary to deepen cultural and historical awareness as well as to increase the public's understanding of the existing environment.

The National Park Service conducts ongoing research on the history and cultural heritage of the Santa Monica Mountains. Summarized below are some of the major findings of its research.

Paleontological Resources

Paleontological resources, or fossils, are the remains of ancient animals and plants, as well as trace fossils such as burrows, which can provide scientifically significant information on the history of life on earth. Paleontological resources in the Santa Monica Mountains include isolated fossil specimens, fossil sites, and fossil bearing rock units. Fossils of fish, pectinids (scallops), gastropods (single valve mollusks), protists (microbes, including slime molds, protozoa and primitive algae), pelecypods (bivalves), barnacles, and some rare fragments of bone have been recovered from the geologic units that are exposed in the study area. These specimens are scientifically significant, and have yielded information on evolutionary patterns and geographic dispersal of many animal groups within the last 15 million years. This paleontological material has also been useful in the interpretation of paleoenvironmental conditions and the ages of rocks in this area of southern California. The oldest paleontological resources in the Mountains come from the Late Cretaceous Chatsworth formation. Ammonites, extinct mollusks related to the chambered nautilus, have been collected from this formation, as well as marine foraminifera, clams, snails, bryozoans, and shark teeth.

The Santa Monica Mountains area has been the site of marine deposition for much of the Cenozoic period (the last 65 million years). There are a number of tertiary rock units in the mountains known to yield scientifically significant paleontologic resources, including the Topanga, Modelo, and Pico formations. The Topanga formation, a shallow-water marine sandstone unit, contains abundant specimens of gastropods, valves of the giant pectinid (scallop), and about 50 species of mollusks. Bony fish, bivalves, and gastropods have been found in the Calabasas formation.

Paleontological sensitivity varies throughout the Coastal Zone and depends on local geology as well as geomorphic factors. The geology and depositional history of different rock units, in turn largely determines the potential for yielding scientifically or educationally significant fossil remains. Marine sediments, in contrast to terrestrial sediments, often do not contain fossils. This is because they are normally deposited under subaerial conditions, an environment of deposition not conducive to fossil preservation. Table 5 summarizes the rock units and the paleontological sensitivity of those formations within the Santa Monica Mountains Coastal Zone:

Table 5. Rock Formations of the Santa Monica Mountains

Formation	Paleontological Sensitivity
Igneous Rocks	
Conejo Volcanics (Tco, Tcom, Tcosc, Tcor, Tcob, Tcof, Tcop, Tcos)	none
Zuma Volcanics (Tz)	none
Sedimentary Rocks	
Tuna Canyon Formation (Kt)	high
Coal Canyon Formation (Tcc)	high
Sespe Formation (Ts, Tsp)	moderate
Vaqueros Formation (Tv)	high
Topanga Canyon Formation (Tt, Ttc, Ttf, Tts)	high
Calabasas Formation (Tc, Tcmp, Tcn, Tcd, Tclc)	high
Monterey Shale/Modelo Formation (Tm)	high
Trancas Formation (Tr)	high
Llajas Formation (Tll)	high
Intrusive Rocks (Ti)	moderate
Unconsolidated Quaternary Sediments	
Artificial Fill (af)	none
Quaternary Landslide Deposits (Qls)	high
Beach Deposits (Qb)	low
Colluvium (Hills Slope Deposits) (Qc)	low
Alluvial Fan Deposits (Qal, Qalc, Qalp)	low
Valley Fill Deposits (Qt, Qts, Qtm, Qu)	moderate to high

Source: SMMNRA EIS 2000, USGS 2005

Given the high occurrence of paleontological resources within the Coastal Zone Plan Area, individual development projects occurring within sensitive or potentially sensitive rock formations will require site specific surveys and analyses to determine potential impacts and mitigation requirements.

Cultural Resources

The Santa Monica Mountains have been at the heart of cultural activity for thousands of years, affecting cultural processes throughout the region. The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within the Mountains since prehistoric times. The Chumash people have inhabited the Mountains for nearly 8,000 years, while the Gabrieliño/Tongva people moved into the eastern Santa Monica Mountains about 2,000 years ago. According to ethnographic records and Spanish accounts, the Fernandeseño-speaking Native Americans, related to the Gabrieliños, occupied the area east of Topanga Creek, and the Ventureño-speaking Chumash occupied the area to the west. Languages spoken east and west of Topanga Canyon indicate that the study area lies at the border

between two different language and cultural groups. Mission records also document intermarriages between the Gabrieliño and Chumash; thus, it can be expected that a mixture of cultural traits may be represented in the archaeological record in the study area (VFCDEIR, 134). The Native peoples initially practiced a mixed hunting and plant gathering food strategy, emphasizing seed processing over hunting. This shifted towards more of a reliance on ocean resources and an increase in the size and number of permanent villages. Over time, the Chumash and Gabrieliño/Tongva people developed a monetary system and exchange network, establishing more permanent villages along trading routes, referred to as *rancherías* by the Spanish. They traded extensively among their own villages as well as with neighboring groups. This subsistence pattern and increased trade allowed permanent villages to grow into regional centers, encompassing smaller surrounding communities.

The Chumash and Gabrieliño/Tongva cultures thrived until late 18th century when Spanish missions increasingly encroached upon their lives and livelihood. Exploration of California was initiated by explorers from Spain, Portugal, and Mexico from the 1500s to the 1700s. During the Spanish Colonial period from 1769 to 1822, Spain established a chain of Franciscan missions in California. The first mission in the vicinity of the Santa Monica Mountains was the San Gabriel Mission, established in 1771. Regional missions enlisted the workforce of the Native Americans who voluntarily left or were coaxed from their villages, persuaded by food, shelter and clothing, and often were forced to relinquish their indigenous ways.

Around 1800, the Spanish Crown began granting land to retiring Spanish soldiers, much of which was in the Santa Monica Mountains. Many of these granted lands, known as *ranchos*, were used for cattle ranching and farms and often were worked by the Native Americans. Throughout the 1800s, after winning independence from Spain, the Mexicans continued to distribute mission lands to settlers and grant large tracks of land to private individuals. By the late 19th century, most Native Americans had move to missions or were employed by *ranchos*, and no longer lived on their ancestral lands. Divided and absorbed into the Spanish mission and ranch system, the Chumash and Gabrieliño/Tongva lost control of their destiny. During the mid to late 19th century, after the Treaty of Hidalgo was signed in 1848 and California was annexed into the United States, much of the area was homesteaded by Americans looking for land. Large ranches were divided into smaller farms to open up more opportunities for families moving to the area, completing the displacement of the Chumash and Gabrieliño/Tongva from their ancestral lands. Throughout the 20th century, much of the land in the Mountains was developed for recreational and commercial uses.

Archaeological Resources

Archaeological resources refer to any material remains of past human life or activities that are of archaeological interest, including Native Archaeological resources such as pottery, basketry, bottles, weapons, weapon projectiles, tools, pit houses, rock paintings, rock carvings, intaglios, graves, human skeletal materials, and historic cultural resources such as structures or portions of structures.

An estimated 30 percent of the land throughout the Santa Monica Mountains has been surveyed for archaeological sites. The South Central Coastal Information Center (SCCIC) at California State University Fullerton serves as the repository for archaeological and cultural historic resources within Southern California. Through discussions with SCCIC and past archaeological surveys, it is evident that the Mountains contain many geologic elements that indicate the presence of archaeological resources, such as drainage courses, springs, knolls, rock outcroppings, and oak trees. There are over 1,500 known archaeological sites in the mountains, one of the highest densities of any

mountain range in the world. Additionally, five major plant communities that would have existed as the source of important resources in prehistoric times are still present in the planning area. These plant communities are chaparral, coastal sage scrub, native grasslands, southern oak woodlands, and riparian. Each plant community provided a unique resource to the Native Americans that populated the area. Known native archaeological resources in the Mountains include pictographs, village sites, sacred sites, and special use sites such as ovens and other stone accumulations, including tools and organic remains. Collectively, these sites represent roughly 9,000 years of human use, including burial grounds dating back more than 1,000 years. Such sites document the gradual adaptation of the Chumash and Gabrieliño/Tongva to the region's resources over thousands of years.

The area also contains significant more recent historical artifacts dating back over the past few hundred years, including a cemetery dating from the period 1775 to 1825. Another local site is used by archaeologists as the defining location for early archaic structures in Southern California. With nearly 1,300 homestead claims in the Santa Monica Mountains, in addition to hundreds of structures in the Mountains and in the adjacent foothills, there are numerous features that are considered to be of at least local historical significance, including houses, ranches, and barns. Some are significant for events that occurred there, while others are significant for the individuals who lived there, or are important in terms of architectural history.

Unfortunately, many of the known sites show considerable disturbance due to erosion that results from fire, flood, earthquakes, the effects of human land use practices, and vandalism. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been gathered or even destroyed by visitors or residents. Recreation area operations have also negatively impacted historic trails and roads when these trails and roads have been converted to other uses or obliterated.

The long term interaction of the natural landscape and the practices of its inhabitants create the cultural landscape of an area. The Native American Chumash and Gabrieliño/Tongva peoples have occupied land within the Santa Monica Mountains since prehistoric times. During the 19th century, farms and cattle ranches were established and eventually, much of the land was established as recreational and commercial uses. Each cultural landscape contains features that include barns, corrals, fences, farmhouses, archeological sites, roads and trails, water management structures, non-native vegetation and landscaping, all of which provide tangible evidence of the activities and habits of people who occupied, developed, used, and shaped the land to serve their needs.

Impacts

The land use changes proposed under the Coastal Zone Plan result in reduced development intensity compared to what would occur under the 1986 Malibu Land Use Plan. However, future development still has the potential to significantly affect cultural resources. In locations where undeveloped land exists and future development is proposed, unknown and buried prehistoric or historic resources could be affected. It would be expected that areas of known moderate and high paleontological and archaeological sensitivity would be more significantly affected than areas of lesser sensitivity. Each specific development project proposed within the planning area that involves surface disturbances (i.e., grading for project development and infrastructure) carries some potential for significant impacts to these resources. County development review procedures include consideration of all historic and cultural resources, including paleontological, archaeological and

historic, and Native American cultural resources. Mitigation measures are required where it is determined development will adversely impact any of these resources.

APPENDIX D

GEOTECHNICAL RESOURCES

Geologic Setting

The Santa Monica Mountains Coastal Zone is situated within the Transverse Range Geomorphic Province of Southern California. The province includes the Transverse Mountain Ranges and structural basins, which trend approximately east-west. This trend is inconsistent with the majority of Southern California mountain ranges, which typically trend north-south. The Transverse Range Geomorphic Province forms a major structural block of the earth's crust between the San Gabriel and San Andreas faults on the northeast, and the Malibu Coast and Anacapa-Santa Monica faults on the south.

Geological conditions within the Coastal Zone are substantially diverse, with a range of geologic formations. The dramatic topographic relief in the Santa Monica Mountains is a result of differential erosion and plate tectonics. This is evidenced by the hillside, valley, and coastal characteristics found throughout the study area, with elevations ranging from 2,824 feet at Castro Peak to sea level along the coastline. Level topographic areas comprise only a small portion of the total land area. Overall, these conditions reflect north-to-south stresses creating folds (a curve or bend in the strata) and accompanying thrust faults (a fault which results in movement of one rock unit over another). These stresses have been active since at least the middle Miocene time, approximately 22.5 million years ago, when major plate tectonic activity occurred.

Stratigraphy and Formational Description

The Mountains are a complex assemblage of marine and non-marine deposits. Thirteen different rock units are found within the study area as outlined in Table 6: Monterey Shale/Modelo Formation (Tm), Trancas Formation (Tr), Zuma Volcanics (Tz), Intrusive Rocks (Ti), Calabasas Formation (Tc, Tcmp, Tcn, Tcd, Tcle), Conejo Volcanics (Tco, Tcom, Tcosc, Tcor, Tcob, Tcof, Tcop, Tcos), Topanga Canyon Formation (Tt, Ttc, Ttf, Tts), Vaqueros Formation (Tv), Sespe Formation (Ts, Tsp), Llajas Formation (Tll), Coal Canyon Formation (Tcc), Tuna Canyon Formation (Kt), and several Unconsolidated Quaternary Sediments (af, Qal, Qalc, Qalp, Qc, Qb, Qls, Qu, Qt, Qts, Qtm). The rock units range in age from approximately 65 million years old to modern times.

Table 6. Geologic Units of the Santa Monica Mountains Coastal Zone

af	Artificial Fill (late Holocene) - Confined mainly to roadways
Qal	Alluvium (late Holocene) - Sand, gravel, and silt, confined to active and recently active channels and floodplains
	Qalc Alluvium -Active channels.
	Qalp Alluvium -Floodplain deposits, mudflow deposits.
Qc	Colluvium (Holocene and late Pleistocene) - Silt, clay, and sand, locally with abundant rock fragments; chiefly material that has moved downslope by gravity. Commonly mantles slopes mapped as bedrock to depths of 0.1 to 1 meter but may be as thick as 12 m along coastal slopes. "Parent" material of debris flows generated by soils slips during heavy rainfall.
Qb	Beach Deposits (Holocene) - Fine- to medium-grained sand; rounded pebble gravel locally present.

Qls	Landslides and Landslide Deposits (Holocene and late Pleistocene) - Chiefly deposits but also includes scar areas, resulting from mass wasting by slides, slumps, falls, and flows. "Parent" materials may be bedrock or surficial deposits or both.	
Qu	Undifferentiated Surficial Deposits (Holocene and late Pleistocene) - alluvium and colluvium; wind-deposited silt and sand.	
Qt	Coastal Terrace Deposits (Holocene and late Pleistocene) - nonmarine, alluvium, gravel, silt and clay. Consists of stream terrace and coastal terrace deposits (marine and nonmarine).	
	Qts	Stream Terrace Deposits - nonmarine, gravel, sand and silt.
	Qtm	Coastal Terrace Deposits - marine, sand, silty sand and gravel.
Tm	Monterey Shale (South of Malibu Coast fault) (middle to early Miocene) - Marine shale and siltstone, locally silicious to cherty.	
Tr	Trancas Formation (late to middle Miocene) - Marine mudstone, siltstone, and sandstone; underlain by and may intertongue with Zuma volcanics.	
Tz	Zuma Volcanics (late to middle Miocene) - Chiefly basaltic and andesitic flows, breccia, pillow lava, tuff, mudflow breccia, volcanic sand and conglomerate, minor mudstone and siltstone interbeds; probably all deposited in a marine environment.	
Ti	Intrusive Rocks (middle Miocene) - Basaltic (locally diabasic) and andesitic dikes, sills, and irregular bodies. Intrusive into early middle Miocene and older strata north of Malibu Coast fault.	
Topanga Group (middle Miocene) - Divided into:		
Tc	Calabasas Formation - Marine sandstone, interbedded siltstone, silty shale, sedimentary breccia, or conglomerate (proximal turbidites). Includes:	
	Tcmp	Mesa Peak Breccia Member - Sedimentary breccia a conglomerate consisting chiefly of angular fragments of basalt and andesite in a matrix of very coarse grained sandstone.
	Tcn	Newell Sandstone Member - Sandstone and interbedded platy to shaly siltstone with large dolomitic concretions (proximal turbidites).
	Tcd	Dry Canyon Sandstone Member - Sandstone and subordinate interbedded siltstone (proximal turbidites). Intertongues with Malibu Bowl Tongue of Conejo Volcanics in eastern part of Malibu Bowl.
	Tclc	Latigo Canyon Breccia Member - Sedimentary breccia.
Tco	Conejo Volcanics - Basaltic and andesitic breccia, flows, pillow breccia, aquagene tuff, pillow lava, mudflow breccia, volcanic sandstone, and dark-gray siltstone; probably all deposited in a marine environment. Includes:	
	Tcom	Malibu Bowl Tongue - Basaltic andesitic flows and flow breccia.
	Tcosc	Solstice Canyon Tongue - Basaltic and andesitic flows, breccia, tuff, and volcanic sandstone.
	Tcor	Ramirez Canyon Tongue - Andesitic and basaltic breccia and tuff breccia (probably mudflow breccia in part), flows, and minor volcanic sandstone.
	Tcob	Volcanic breccia - Chiefly andesitic and basaltic; thin limestone.
	Tcof	Flows - Chiefly basaltic and andesitic, locally contains interbeds of volcanic sandstone with marine fossils and dark-gray platy to shaly siltstone.
	Tcop	Pillow breccia, aquagene tuff, and pillow lava-chiefly basaltic.
	Tcos	Sandstone (volcanic litharenite) and dark-gray platy to shaly siltstone.
Tt	Topanga Canyon Formation - Marine sandstone, siltstone, and pebbly sandstone. East of Malibu Canyon divided into:	
	Ttc	Cold Creek Member - Marine sandstone, siltstone, and pebbly sandstone.
	Ttf	Fernwood Member - Nonmarine sandstone, pebbly sandstone, and mudstone, with minor tuff and limestone.
	Tts	Saddle Peak Member - Marine sandstone, pebbly sandstone, and siltstone; pebble-cobble conglomerate at base.
Tv	Vaqueros Formation (early Miocene) - Chiefly marine sandstone, minor pebbly sandstone, and interbedded nonmarine mudstone.	
Ts	Sespe Formation (late Eocene, Oligocene, early Miocene) - Nonmarine sandstone, pebbly sandstone, conglomerate, and mudstone. Characteristically a redbed sequence, but in some localities red color is absent. Includes:	
	Tsp	Piuma Member - Nonmarine grayish-red sandstone, pebbly sandstone, and mudstone, with minor tuff and limestone.
Tll	Llajas Formation (middle Eocene) - Marine sandstone and siltstone.	

Tcc	Coal Canyon Formation (late Paleocene and Eocene) - Marine sandstone, siltstone, pebbly sandstone, and conglomerate.
Kt	Tuna Canyon Formation (Upper Cretaceous) - Marine sandstone with slate chips, siltstone, locally thick cobble conglomerate (turbidite).

Source: Yerkes and Campbell, 1980

Seismic Geologic Hazards

Natural seismic and non-seismic activities in the Santa Monica Mountains contribute to potential hazards faced when developing in the planning area. Two components of seismic activity present a significant hazard: 1) Surface rupturing along fault lines; and 2) Damage to structures due to seismically-induced ground shaking. Other considerations include landslides, liquefaction, and seismically-induced settlement. Soils surveys by agencies such as the Natural Resources Conservation Service identify areas throughout the study area susceptible to landslides and slope failures, particularly during seismic events.

The region contains many faults that have a high potential for seismic activity. The Malibu Coast-Santa Monica-Raymond Hill fault system poses a potentially substantial risk of earthquake damage in the general area. The Simi-Northridge-Verdugo fault system to the north, and the Sycamore Canyon-Boney Mountain System can also significantly impact the planning area. The San Andreas Fault, although located at a greater distance from the study area than the aforementioned faults, also poses a potentially substantial risk to cause seismic damage in the Santa Monica Mountains. The active Malibu Coast Fault, which follows the coastline primarily south of the City of Malibu, is an Alquist-Priolo Earthquake Fault Zone.

Historic Seismic Activity

Although the Coastal Zone lies within a region where large earthquakes have taken place, the study area has not been the epicenter of a large historic earthquake. Local geology makes the region subject to surface rupture during an earthquake along nearby faults, such as the one that occurred in the vicinity of Las Virgenes Road south of Agoura Road in the 1994 Northridge earthquake. Table 7 lists the major seismic activity that has occurred in the region since the late 1800s.

Table 7. Regional Historic Seismic Activity

Earthquake Location	Intensity	Year of Occurrence
Northridge	6.7	1994
Pt. Mugu	5.7	1973
San Fernando	6.5	1971
Wheeler Ridge	7.7	1952
Santa Barbara	5.9	1941
Santa Barbara	6.3	1925
Newhall	6	1893

Source: LSA Associates, Inc., 1996

Seismic activity in the Santa Monica Mountains can have widespread impacts, despite relatively low development densities and the required compliance with current building and safety codes. Earthquakes can cause direct damage to structures, roadways, and utilities, as well as trigger landslides in unstable areas, endangering lives and property. Maps by the California Geological Survey (page D-44) identify many areas in the Santa Monica Mountains with the potential for

earthquake-induced landslides. The 1994 Northridge earthquake triggered more than 1,400 individual landslides within the Mountains (USGS 1995, SMMNRA 2000). It is clear from the Geological Survey maps that large areas susceptible to seismically-induced landslides are also those areas that contain slopes over 25 percent. However, potentially significant hazards exist even without an earthquake due to the prevalence of unstable slopes.

Non-Seismic Geologic Hazards

Non-seismic geologic hazards in the Santa Monica Mountains include slope instability that can contribute to landslides (including rockfalls, landflows, debris flows, and mudflows), liquefaction, and slumping, all of which are normal processes of the Santa Monica Mountains. Landslides within the Coastal Zone as shown on the Geologic Hazards Map consist of two types: 1) Those that have been confirmed to exist; and 2) Those that are suspected to exist, but which are not confirmed. The latter are commonly identified by aerial interpretation only. The Santa Monica Mountains are naturally prone to landslides due to a combination of unstable steep slopes and often poorly cemented sedimentary rock. There are several confirmed and probable bedrock landslides throughout the planning area. More than 2,000 quaternary landslide deposits are still apparent in the Santa Monica Mountains and the Simi Hills. These events are exacerbated not only by seismic activity but also by slopes over 25 percent, by grading, vegetation removal, increased soil saturation, and the additional runoff resulting from development in the Mountains' watersheds.

Landslides of many types have occurred and continue to occur in the hillside and mountainous portions of the area, despite the best efforts of geologists and civil engineers. Within the planning area, the finer grained portions of those formations most susceptible to deep-seated landsliding are also usually the most prone to mudslides, slumps, and erosion, and have been known to occur where cut and fill slopes were inadequately constructed. Historically, mudflows are most common during or shortly after a heavy rainfall or series of rainfalls, and can occur with great suddenness and destructive force. Debris flows are a type of landslide that occur with some regularity in the Santa Monica Mountains. They occur where there are sufficient sediments (debris flow deposits) that mix with water to form a thick slurry of water, soil, and rock that has the potential for great destructive power. Though debris flows are a natural process in the study area, conditions suitable for their occurrence are exacerbated by disturbance of soil, slopes, or vegetation, as well as channelized waterways and impervious materials that increase the amount of runoff. Rockfalls are generally associated with seismic ground shaking, rock blasting for development, and rain washing out soil containing large rocks and boulders. Rockfalls are a potential hazard for developments at the base of those steep slopes that contain fractured rock outcroppings or large exposed boulders. Soil slumping is a slower process that can cause extensive structural damage, although it typically is not as immediately life-threatening as other soil stability hazards. In addition, manufactured slopes steeper than 2:1 have experienced slope instability. Development in proximity to unstable slopes is strictly regulated, as these slopes constitute a significant threat to life, property, and public safety.

Liquefaction can be described as a "quicksand" condition in which there is a loss of foundation support caused by a shock – typically an earthquake of significant magnitude. Technically, this condition results from a sudden decrease in the resistance of a cohesionless soil (such as sand) accompanied by a temporary increase in pore water pressure. Important factors in determining liquefaction potential are the intensity and duration of shaking, coupled with the presence of relatively low density fine sand and silt in an area of shallow groundwater. The potential for liquefaction has been identified in areas with alluvium and shallow groundwater. Low-lying areas

with relatively loose soils – primarily alluvium (In the study area: af, Qal, Qalc, Qalp, Qc, Qb, Qls, Qu, Qt, Qts, Qtm) – have a high potential for liquefaction. These areas are shown on the Geologic Hazards Map.

Another type of liquefaction, which occurs at some depth from the surface, can result in ground lurching (movement of earth along a fault trace), fissuring (separation of land along a fault trace), or cracking. These effects are ascribed to flow landsliding or lateral spreading landslides, which can occur at very low angles. Areas having the highest relative liquefaction potential are considered primarily to be alluvial areas having groundwater depths less than about 30 feet and possibly up to 50 feet. Given the local bedrock geology and depth to groundwater within the planning area, liquefaction potential is considered low. However, seasonal fluctuations in rainfall, as well as the effects of development, can cause the local water table to rise, thereby increasing the potential for liquefaction to occur.

In the absence of a shallow water table, but with soil conditions otherwise ideal for liquefaction, an earthquake may cause soil consolidation. The degree of settlement depends on the intensity of shaking and the looseness of the soil. This compacting process would damage structures primarily where there is significant differential settlement within a short distance; for example, in alluvial valleys or where a structure was built partially on bedrock and partially on fill. Areas subject to this hazard must be identified on a project-by-project basis.

Another important concern is the shrink-swell behavior and erosiveness of clay-rich soils found throughout the Mountains, typically in the Topanga, Modelo, and Conejo Volcanics formations. Ungraded native lowland soils exhibit the highest potential for shrinkage and swelling, and must be removed or extensively modified prior to development. The Natural Resources Conservation Service and others have identified soil types that are particularly susceptible to this behavior and to subsidence and hydrocompaction. Development is likely to be constrained in areas with these difficult soil conditions. Table 8 provides further details on development constraints. Soil erosion typically results from concentrated runoff on unprotected slopes or in stream channels. Undeveloped hillside and mountainous areas may also experience substantial erosion from runoff whenever the vegetation cover is destroyed by fire or grading operations, or removed for brush clearance.

Local seepage problems and poor soil percolation are other areas of concern in the Santa Monica Mountains. Surfacing groundwater that causes boggy ground or heavy rains that give rise to ephemeral springs may occur locally due to barriers to subsurface water flow. Seepage problems will commonly occur where porous rock overlies non-porous sediments, a condition occurring throughout the Coastal Zone. New grading activities may also encounter other springs or seepage areas. In most instances, surfacing water is a nuisance rather than a hazard to building sites or slope stability. Nevertheless, the need for mitigation measures during development should be anticipated in potentially affected areas.

The soil and bedrock formations typically found in the region have very poor water percolation rates because of their generally fine-grained or indurated (cemented) nature, particularly those composed of Conejo Volcanics. The most significant development constraint or hazard resulting from poor soil percolation would be limitations on the feasibility of certain onsite wastewater treatment systems, and the potential for creating slope stability problems.

Structural Integrity

Most older buildings that have been damaged by earthquakes were built lacking sufficient reinforcement. The County requires that current building designs and construction materials withstand certain levels of ground shaking during earthquakes. These requirements are based on site-specific soil and geologic conditions, as well as on the level of risk associated with potential damage to the building. Construction techniques for all buildings, once environmental protection policies are met, are regulated either by the most recent State of California Uniform Building Code, or by requirements increased as necessary to reduce geologic and seismic risks to acceptable levels. County development review procedures also evaluate soil erosion and require appropriate mitigation when necessary.

Geotechnical Limitations

A geologic map of an area shows what geologic formations may be found there. Further site analysis must be conducted to evaluate other factors that may indicate geologic constraints to development. The material strength of rock or soil, slope angle, climate, vegetation, and time all determine slope stability, and play a significant role in controlling driving or resisting forces. These factors together determine the geotechnical limitations of a site. Although two neighboring parcels of land may have similar geologic composition, it is possible for them to have different geologic constraints and conditions. The Los Angeles County Department of Public Works (DPW) requires all applicants to do a seismic slope analysis on all slopes that they believe may pose a safety risk or other significant issues. Upon review of the analysis, DPW makes recommendations and suggests mitigation measures to the applicant.

Table 8 lists adverse conditions due to geologic factors that may affect the general areas and neighborhoods within the Coastal Zone as noted; some conditions may or may not apply to specific property and some conditions affecting a specific property may not be identified:

Table 8. General Locations of Adverse Conditions Caused by Geologic Factors

Topanga:	
Old Topanga Canyon Road to CA State Park:	Numerous large landslides; daylighted bedding ^o ; locally steep slopes; elevated groundwater*
Fernwood:	Large mapped landslides; daylighted bedding ^o ; steep slopes
Saddle Peak Road:	Some steep slopes; landslides; daylighted bedding ^o
Tuna Canyon Road:	Landslides; daylighted bedding ^o ; some steep slopes
Old Topanga Canyon:	Surficial instability; elevated groundwater*; some landslides
Topanga Skyline loop:	Numerous landslide, some recently active; adverse bedding; steep slopes
Malibu:	
Sunset Mesa:	Steep descending slopes; landsliding; thick fill and/or poorly consolidated terrace deposits
Piuma Road to Schueren Road:	Some large landslides; poor percolation in Sespe Formation*
Rambla Pacifico/Las Flores Canyon:	Active landsliding; steep slopes; elevated groundwater

	possibly exacerbating conditions
Stunt Road:	Large mapped landslide; rockfall hazard
Corral Canyon – El Nido; Malibu Bowl:	Daylighted bedding ^o ; steep slopes; mapped landslides
Latigo Canyon:	Daylighted bedding ^o ; steep slopes; mapped landslides
Latigo Canyon – Vicinity of Ocean View Drive:	Large mapped landslide; steep slopes
Mulholland Highway: Kanan Road to PCH:	Volcanic bedrock; variable percolation rates; some landslides
Kanan Dume Road:	Intermittent volcanic bedrock and sedimentary rock; adverse bedding possible; steep slopes
Encinal Canyon:	Volcanic bedrock; daylighted bedding ^o when in sedimentary rock
Decker Canyon:	Primarily volcanic bedrock
Calabasas:	
Mulholland Highway – City of Calabasas to Stunt Road:	Daylighted bedding ^o ; expansive soils/bedrock
Mulholland Highway – Stunt Road to Las Virgenes Road/Malibu Canyon:	Volcanic bedrock; some steep slopes
Stokes Canyon:	Potential adverse bedding; expansive soils/bedrock; debris flow potential; elevated groundwater*
Monte Nido: Cold Canyon Road to Piuma Road:	Volcanic bedrock; elevated groundwater*
Agoura:	
Mulholland Highway: Las Virgenes Road/Malibu Canyon to Kanan Road	Primarily volcanic bedrock; some areas subject to rockfall hazard
Malibu Lake	Volcanic bedrock; elevated groundwater at lower elevations*

^oDaylighted bedding occurs where a slope is steeper than a planar feature, such as layers of bedrock or bedding, and the planar feature is exposed within that slope, resulting in an unsupported surface. When this condition is present, the likelihood of landsliding along this slope may be increased and was often the cause of an existing landslide or may cause future landslides.

*Could affect percolation rates.



Base Map prepared by U.S. Geological Survey, 1952, photorevised 1987.
 Zones of required investigation boundaries may reflect updated digital
 topographic data that can differ significantly from contours shown on the base map.

PURPOSE OF MAP

This map will assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-induced ground failure as required by the Seismic Hazards Mapping Act (Public Resources Code Sections 26940-26950).

For information regarding the general approach and recommended methods for preparing this map, see DMG Special Publication 118, Recommended Criteria for Developing Seismic Hazard Zones in California.

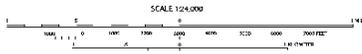
For information regarding the scope and recommended methods to be used in conducting the required site investigations, see DMG Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

For a general description of the Seismic Hazards Mapping Program, the Seismic Hazards Mapping Act and regulations, and related information, please refer to the draft User's Guide (see <http://www.conservation.ca.gov/dmg/ehz2002userguide>).

Production of this map was funded by the Federal Emergency Management Agency's Hazard Mitigation Program and the Department of Conservation in cooperation with the Governor's Office of Emergency Services.

IMPORTANT - PLEASE NOTE

- 1) This map may not show all areas that have the potential for liquefaction, landsliding, strong earthquake ground shaking or other earthquake and geologic hazards. Also, a single earthquake episode of causing liquefaction or triggering landslide failure will not uniformly affect the entire area zoned.
- 2) Liquefaction zones may also contain areas susceptible to the effects of earthquake-induced landsliding. This situation typically exists at or near the toe of existing landslides, downslope from rockfall or debris flow source areas, or adjacent to steep stream banks.
- 3) This map does not show Alquist-Priolo earthquake fault zones, if any, that may exist in this area. Please refer to the latest official map of earthquake fault zones for disclosures and other actions that are required by the Alquist-Priolo Earthquake Fault Zoning Act. For more information on this subject and an index to available maps, see DMG Special Publication 42.
- 4) Landslide zones on this map were determined, in part, by adapting methods originally developed by the U.S. Geological Survey (USGS). Landslide hazard maps prepared by the USGS typically use experimental approaches to assess earthquake-induced and other types of landslide hazards, although aspects of these new methodologies may be incorporated in future DMG seismic hazard zone maps. USGS maps should not be used as substitutes for these official SEISMIC HAZARD ZONES maps.
- 5) U.S. Geological Survey base map standards provide that 90 percent of cultural features be located within 40 feet (horizontal accuracy) at the scale of this map. The identification and location of liquefaction and earthquake-induced landslide zones are based on available data. However, the quality of data used is varied. The zone boundaries depicted have been drawn as accurately as possible at this scale.
- 6) Information on this map is not sufficient to serve as a substitute for the geologic and geotechnical site investigations required under Chapters 7.5 and 7.8 of Division 2 of the Public Resources Code.
- 7) **DISCLAIMER:** The State of California and the Department of Conservation make no



**STATE OF CALIFORNIA
 SEISMIC HAZARD ZONES**

Devised in compliance with
 Chapter 7.8, Division 2 of the California Public Resources Code
 (Seismic Hazards Mapping Act)

TRIUNFO PASS QUADRANGLE

OFFICIAL MAP

Released: February 7, 2002

James F. Davis
 STATE GEOLOGIST

MAP EXPLANATION
 Zones of Required Investigation:

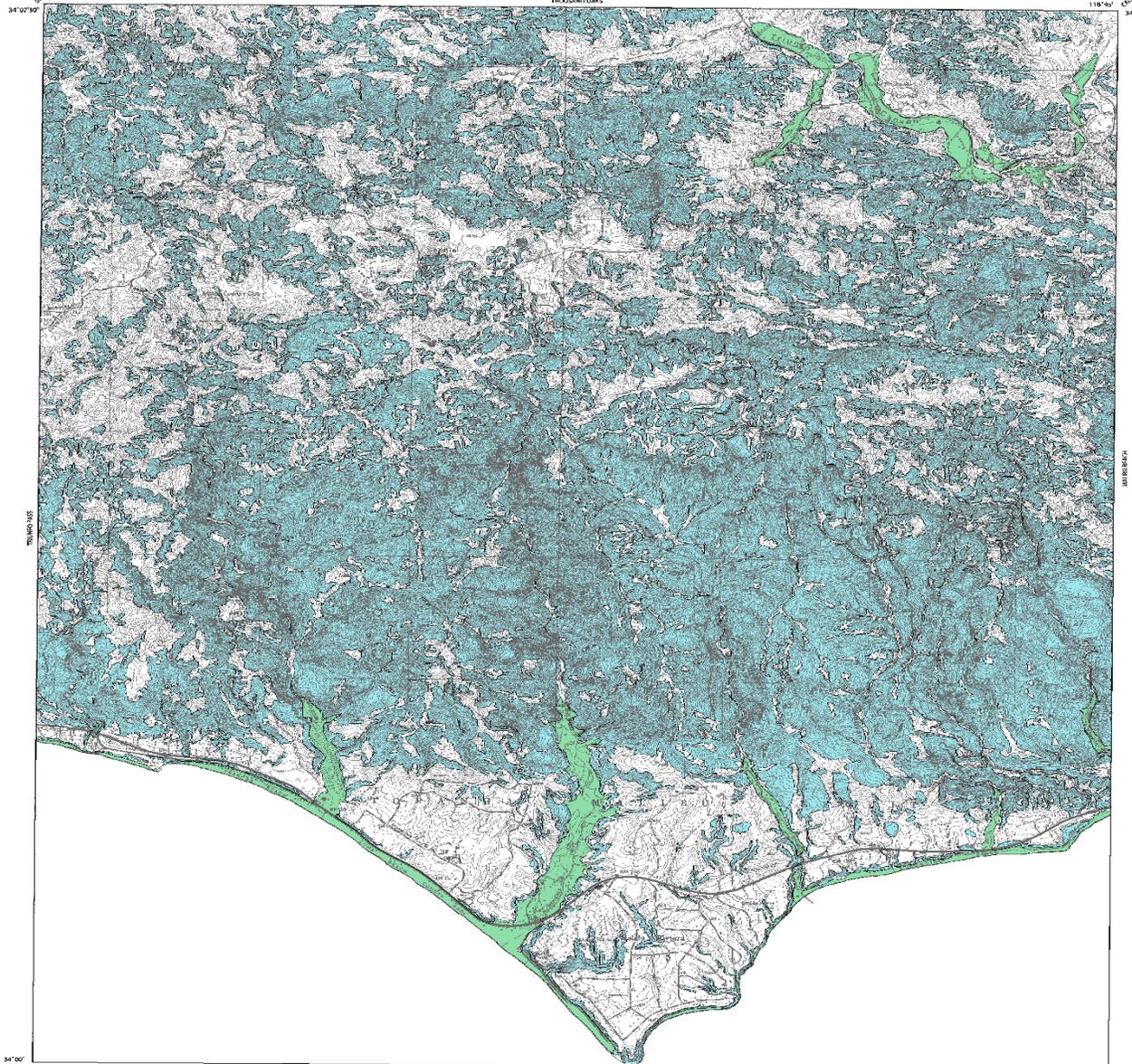
- Liquefaction**
 Areas where historic occurrence of liquefaction, or local geologic, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 26953(c) would be required.
- Earthquake-Induced Landslides**
 Areas where previous occurrence of landslide movement, or local topographic, geologic, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 26953(c) would be required.

NOTE: Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated to city or county standards. Check with your local building/planning department for information regarding the location of such mitigated areas.

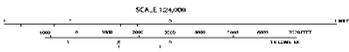
DATA AND METHODOLOGY USED TO DEVELOP THIS MAP ARE PRESENTED IN THE FOLLOWING:

Seismic Hazard Zone Report of the Triunfo Pass 7.5 minute quadrangle, Ventura and Los Angeles counties, California: California Division of Mines and Geology, Seismic Hazard Zone Report 058

For additional information on seismic hazards in this map area, the online map for zoning, and additional references consulted, refer to DMG's World Wide Web site www.conservation.ca.gov/dmg/



Base Map prepared by U.S. Geological Survey 4302, photorevised 1967.
 Zones of required investigation boundaries may reflect updated digital
 topographic data that can differ significantly from contours shown on the base map.



PURPOSE OF MAP
 This map will assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-triggered ground failure as required by the Seismic Hazards Mapping Act (Public Resources Code Sections 2690-2699.8).
 For information regarding the general approach and recommended methods for preparing this map, see DMG Special Publication 118, Recommended Criteria for Delineating Seismic Hazard Zones in California.
 For information regarding the scope and recommended methods to be used in conducting the required site investigations, see DMG Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.
 For a general description of the Seismic Hazards Mapping Program, the Seismic Hazards Mapping Act and regulations, and related information, please refer to the draft User's Guide (see <http://www.conservation.ca.gov/dmg/SHZ2002wrguide/>).
 Publication of this map was funded by the Federal Emergency Management Agency's Hazard Mitigation Program and the Department of Conservation in cooperation with the Governor's Office of Emergency Services.

IMPORTANT - PLEASE NOTE
 1) This map may not show all areas that have the potential for liquefaction, landsliding, or earthquake-induced ground failure or other earthquake and geologic hazards. Areas of earthquake-induced landsliding or triggering landslides failure will not uniformly affect the entire area shown.
 2) Liquefaction zones may also contain areas susceptible to the effects of earthquake-induced landsliding. This situation typically exists at or near the toe of existing landslides, downslope from recent or older flow surface areas, or adjacent to steep stream banks.
 3) This map does not show Active-Proto earthquake fault zones, if any, that may exist in this area. Please refer to the latest official map of earthquake fault zones for descriptions and other actions that are required by the Active-Proto Earthquake Fault Zoning Act. For more information on this subject visit an online or available map, see DMG Special Publication 42.
 4) Landslide scores on this map were determined, in part, by applying methods originally developed by the U.S. Geological Survey (USGS), Landslide Hazard Maps prepared by the USGS and the California Geological Survey (CGS). It is possible that other types of landslides hazards, although aspects of these new methodologies may be incorporated in future DMG updated hazard zone maps. USGS maps should not be used as substitutes for these Official SEISMIC HAZARD ZONES maps.
 5) U.S. Geological Survey base map standards provide that 90 percent of culture features be located within 40 feet (horizontal accuracy) of the actual location. The identification and location of liquefaction and landslide hazard zones are based on available data. However, the quality of data used is varied. The score boundaries depicted have been drawn as accurately as possible on the scale.
 6) Information on this map is not sufficient to serve as a substitute for the geologic and geotechnical site investigations required under Chapters 7.5 and 7.8 of Division 2 of the Public Resources Code.
 7) **DISCLAIMER** The State of California and the Department of Conservation make no representation or warranty regarding the accuracy of the data from which these maps were derived. Neither the State nor the Department shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

**STATE OF CALIFORNIA
 SEISMIC HAZARD ZONES**
 Delineated in compliance with
 Chapter 7.8, Division 2 of the California Public Resources Code
 (Seismic Hazards Mapping Act)
POINT DUME QUADRANGLE
 OFFICIAL MAP
 Released: February 7, 2002

James F. Davis
 STATE GEOLOGIST

MAP EXPLANATION
Zones of Required Investigation:

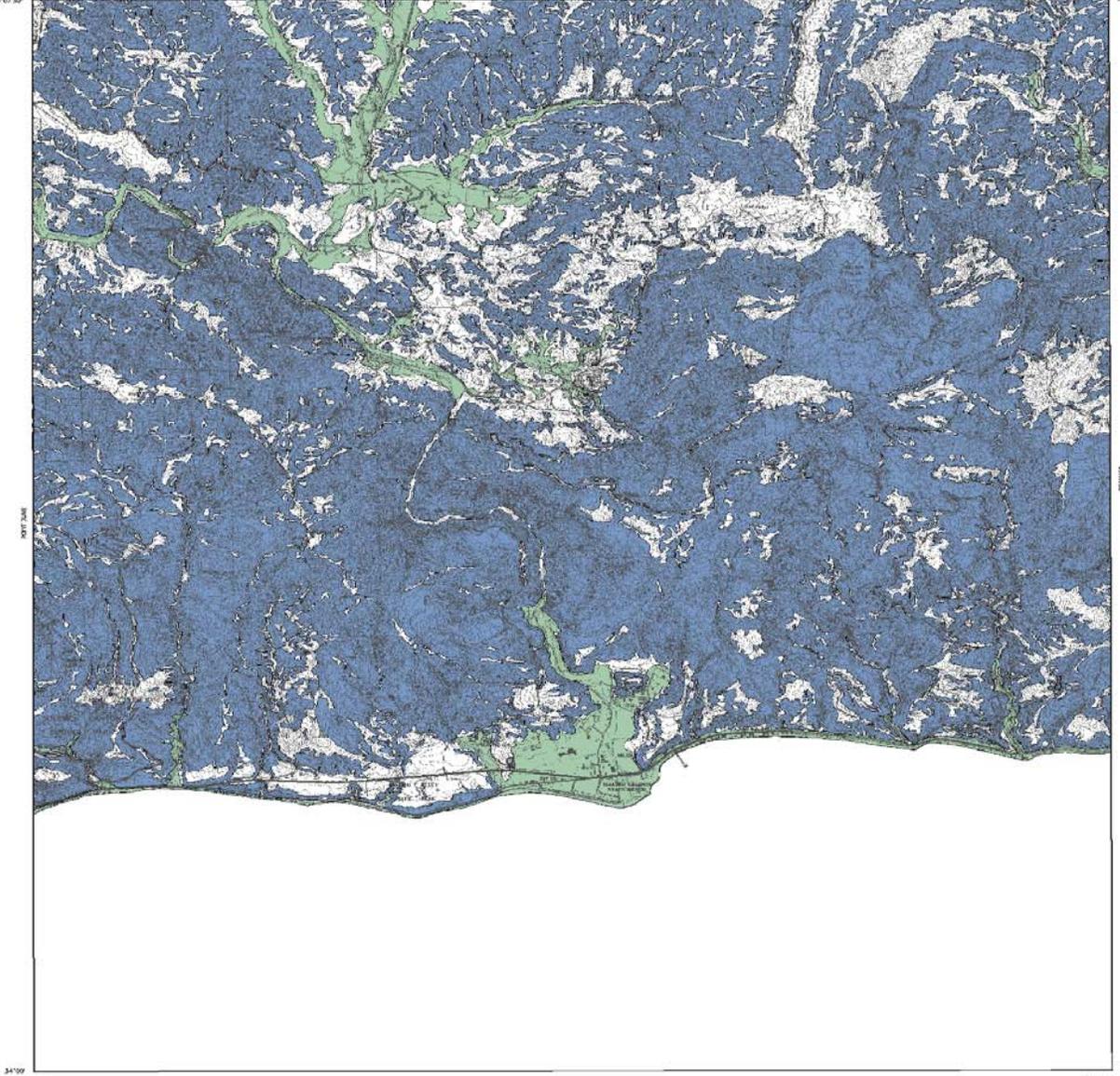
- Liquefaction
 Areas where historic occurrences of liquefaction, or local geologic, geotechnical and geotechnical conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2699(4c) would be required.
- Earthquake-induced Landslides
 Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2699(4c) would be required.

NOTE: Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated to city or county standards. Check with your local building/planning department for information regarding the location of such mitigated areas.

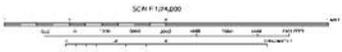
DATA AND METHODOLOGY USED TO DEVELOP THIS MAP ARE PRESENTED IN THE FOLLOWING:
 Seismic Hazard Zone Report of the Point Dume 7.5 minute quadrangle, Los Angeles County California, California Division of Mines and Geology, Seismic Hazards Report 050.

For additional information on seismic hazards in this map area, the reference used for zoning, and additional references consulted, refer to DMG's World Wide Web site www.conservation.ca.gov/dmg/

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Base Map prepared by U.S. Geological Survey, 1980, as described 1985



PURPOSE OF MAP
 This map will assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-induced ground failure as required by the Seismic Hazards Mapping Act (Public Resources Code Sections 26850-26936).

For information regarding the scope and recommended methods to be used in conducting their respective investigations, see DMG Special Publication 111, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

An integral component of the Seismic Hazards Mapping Program, the Seismic Hazard Mapping Act and regulations, and related instructions, direct cities to the state's Civil Defense Administration and geologic investigations.

Production of this map was funded by the Federal Emergency Management Agency's Hazard Mitigation Program and the Department of Conservation in cooperation with the Governor's Office of Emergency Services.

IMPORTANT - PLEASE NOTE
 1) This map may not show all areas that have the potential for liquefaction, landslides, or other earthquake-induced or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction or triggering landslide failure will not uniformly affect the entire area shown.
 2) Liquefaction zones may also occur in areas susceptible to the effects of earthquake-induced landslides. This situation typically arises at or near the toe of existing landslides, irrespective of whether from source areas or adjacent to steep stream banks.
 3) This map does not show Alameda-San Joaquin earthquake fault zones. If any that may exist in this area, please refer to the latest official map of earthquake fault zones for identification and other actions that are required by the Alameda-San Joaquin Fault Earthquake Hazard Mitigation Act on this subject, and to indicate whether, under DMG Special Publication 111.
 4) Landslide zones on this map were determined, in part, by adjusting methods originally developed by the U.S. Geological Survey (USGS). Landslide hazard maps prepared by the USGS typically use experimental techniques to assess whether landslides and other types of landslide hazards. Although removal of these raw methodological data has been proposed in future DMG seismic hazard maps, DMG maps should not be used as alternatives for other critical seismic hazard maps.
 5) U.S. Geological Survey base map standards provide that all general cultural features be outlined with a line. Therefore, removal of all the symbols and the identification of features and boundaries and mapping other features are based on available data. However, the quality of data used is noted. The same boundaries depicted have been shown as accurately as possible on this map.
 6) Information on this map is not sufficient to serve as a substitute for the geologic and geotechnical site investigations required under Chapters 7.5 and 7.6 of Division 7 of the Public Resources Code.
 7) DMG notes the State of California and the Department of Conservation make no representation or warranty regarding the accuracy of the data from which these maps were prepared. Maps created by the Department of Conservation are not intended to be used for any other purpose, including, but not limited to, construction, engineering, or other purposes. The user shall be responsible for any and all consequences of any use of the map.

STATE OF CALIFORNIA
SEISMIC HAZARD ZONES
Enacted in compliance with
 Chapter 7.5, Division 7 of the California Public Resources Code,
 (Seismic Hazards Mapping Act)
MALIBU BEACH QUADRANGLE
 OFFICIAL MAP
 Released: October 17, 2001

James P. Davis
 STATE GEOLOGIST

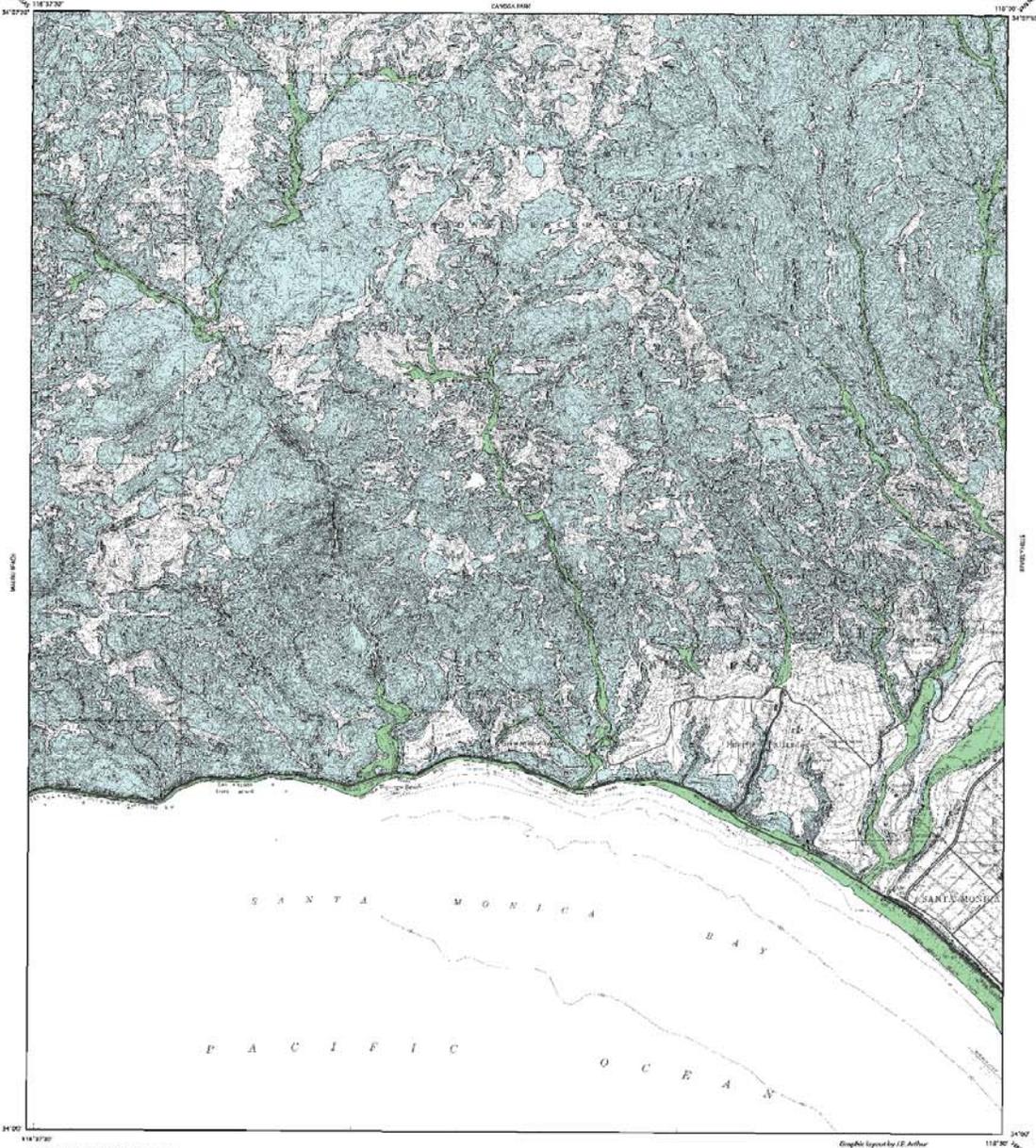
MAP EXPLANATION
Zones of Required Investigation:

- **Liquefaction**
 Areas where historic occurrence of liquefaction, or local geological, geotechnical and geochronologic conditions indicate a potential for permeable ground displacements such that mitigation as defined in Public Resources Code Section 26850 would be required.
- **Earthquake-Induced Landslides**
 Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and geochronologic conditions indicate a potential for permeable ground displacements such that mitigation as defined in Public Resources Code Section 26850 would be required.

DATA AND METHODOLOGY USED TO DEVELOP THIS MAP ARE PROVIDED IN THE FOLLOWING:

Seismic Hazard Evaluation of the Malibu Beach 7.5-minute grid and Los Angeles County California California Division of Mines and Geology, Seismic Hazards Report 020.

For additional information on seismic hazards in this map area, the national used for zoning, and additional references consulted, refer to DMG's World Wide Web site www.consrv.ca.gov/dmg/



Scale Map prepared by U.S. Geological Survey, 1999

Graphic layout by E.E. Arthur

PURPOSE OF MAP
This map will assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-induced ground failure as required by the Seismic Hazard Mapping Act (Public Resources Code Sections 26900-26950). For information regarding the scope and recommended methods to be used in conducting the required site investigations, see USC Special Publication 14, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

This general description of the Seismic Hazard Mapping Program, the Seismic Hazard Mapping Act, and regulations, and related materials, developed by the State Geologist, are available on the Internet at <http://www.dnr.ca.gov>.

Production of this map was funded by the Federal Emergency Management Agency's National Mitigation Program and the Department of Conservation in cooperation with the Governor's Office of Emergency Services.

IMPORTANT - PLEASE NOTE
1) This map may not show all areas that have the potential for liquefaction, landsliding, or other earthquake ground failure. In other publications and through reports, lists of areas with potential for liquefaction or landsliding are published and updated periodically.

2) Liquefaction zones may also occur in areas susceptible to the effects of near-tsunami natural conditions. The situation typically exists at or near the face of existing landslides, shorelines, or other areas that are impacted by the tsunami wave. For more information on this subject, see USC Special Publication 14.

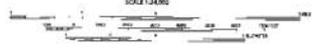
3) This map does not show Active Faults, including fault zones, if any, that may exist in this area. Please refer to the latest official map of earthquake fault zones for cities and other areas that are impacted by the Seismic Hazard Mapping Act. For more information on this subject, see USC Special Publication 14.

4) Landslide hazard maps prepared by the U.S. Geological Survey (USGS) and from its proprietary data should be used by cities and counties for their official earthquake hazard maps. Although similar data were used in the development of this map, the U.S. Geological Survey maps are based on an experimental approach designed to show new methods to assess earthquake-induced landslide hazards.

5) U.S. Geological Survey maps may be obtained through the USGS National Information Center (USGS-NIC) or by contacting the nearest USGS office. The identification and location of USGS-NIC and other USGS offices is available on the USGS website. However, the quality of data can vary. See the notes on the USGS website for more information on this issue.

6) Information on this map is not sufficient to serve as a substitute for the geologic and geotechnical investigations required under Chapters 7.1 and 7.8 of Division 3 of the Public Resources Code.

7) DISCLAIMER: The State of California and the Department of Conservation make no representation or warranty regarding the accuracy of this map. Data from which this map was derived, including the State and the Department of Conservation, or any other agency, or any third party, are not responsible for any consequences or damages resulting from any use of any third party on account of or arising from the use of this map.



STATE OF CALIFORNIA
SEISMIC HAZARD ZONES
Developed in compliance with
Chapter 7.8, Division 3 of the California Public Resources Code
(Seismic Hazard Mapping Act)

TOPANGA QUADRANGLE
OFFICIAL MAP
Effective: April 7, 1997

James L. Dunn
STATE GEOLOGIST

MAP EXPLANATION
Zones of Required Investigations

Liquefaction
Areas where historic occurrence of liquefaction, or local geologic, geotechnical, and groundwater conditions, indicate a potential for permanent ground displacements such that investigations as defined in Public Resources Code Section 26950(a) would be required.

Earthquake-Induced Landslides
Areas where previous occurrence of landslide movement, or local topographic, geotechnical, geotextural, and subsurface water conditions, indicate a potential for permanent ground displacements such that investigations as defined in Public Resources Code Section 26950(a) would be required.

REFERENCES USED TO COMPLETE THIS MAP
Topanga Quadrangle
Seismic Hazard Zones of the Topanga 7.5 Minute Quadrangle, Los Angeles County, California, California Division of Mines and Geology, Open-File Report 97-06

For additional information on seismic hazards in this map area, the website used for online and additional information consulted, visit the USGS website at <http://www.usgs.gov>.

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APPENDIX E

SIGNIFICANT RIDGELINES

The natural beauty of the Santa Monica Mountains is widely recognized as one of its most distinctive and valuable attributes, making it a primary attraction to residents, visitors, and businesses. Visitors enjoy a number of local and regional recreation trails as well as scenic driving routes that meander through the Mountains, including at least one officially designated county scenic highway. The dramatic topography, with rugged sandstone-covered peaks, chaparral-covered hillsides, and extensive ridgelines that dominate the landscape, greatly contribute to the unique beauty of the area and constitute a valuable scenic resource due to their high visibility from many vantage points. Significant Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. In general, Significant Ridgelines are designated based on their proximity to scenic routes and trails, the role they serve in maintaining the character and quality of developed neighborhoods, and to preserve the overall unique character of the landscape of the Santa Monica Mountains Coastal Zone.

Given the proximity of development to the Coastal Zone Plan area's abundant scenery, any form of physical alteration on or close to the top of a Significant Ridgeline has immediate and noticeable effects. The visual impact of building, grading, or merely removing vegetation can be just as dramatic as the natural features themselves. In some parts of the Santa Monica Mountains, development on private land has shown little concern for the protection of scenic resources such as Significant Ridgelines, effectively obliterating any scenic qualities. Coastal Act provisions state that the scenic and visual resources of the Coastal Zone are to be protected and that new development must be sited in a manner so as to preserve these resources.

Development activity resulting in the following impacts would be considered to have an adverse effect on the aesthetic resources associated with Significant Ridgelines:

- Development activity that would encroach into regionally or locally significant skylines and ridgelines. This might include structures that would be visible along the ridgeline, and grading that would modify ridgeline landforms or result in the removal of natural vegetation along the ridgeline.
- Development of natural open space considered to have high natural aesthetic values. This would include land development projects ranging from those of a rural character to those with a suburban intensity, and would apply primarily to areas that are apart from existing development.

Significant Ridgelines were selected through a point evaluation system based on the following criteria:

- a) Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor;

- b) Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline;
- c) Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places which are considered points of interest in the Santa Monica Mountains Coastal Zone;
- d) Overall integrity of the surrounding and adjacent mountain system;
- e) Uniqueness and character of a specific location: Peaks and their adjoining ridges;
- f) Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape;
- g) The ridgeline frames a view of the ocean or large expanse of sky;
- h) The ridgeline is visible from a Scenic Route; and
- i) The ridgeline is visible from an official public trail.

Each criterion was rated on a scale from 1 to 4. Table 9 describes each criterion within the context of each point evaluation level. Table 10 lists the selected ridgelines and the points received for each criterion. Those ridgelines that received five or more points of 3 or 4 were designated as Significant Ridgelines. Of the sixty-seven ridgelines that were evaluated, forty-seven ridgelines received the number of 3- and 4-point evaluations necessary to be designated Significant Ridgelines. The Significant Ridgelines are identified on the Significant Ridgelines map following this section, and in Map 3 Scenic Elements, included as part of the Coastal Zone Plan.

Table 9. Significant Ridgeline Point Evaluation

Point Evaluation	Topographic Complexity	Near/Far Contrast	Cultural Landmark	Overall Integrity	Uniqueness and Character	Existing Community Boundary or Gateway	Silhouettes Sky or Ocean View	Visible From Scenic Route	Visible from Public Trail (identified from map)
4 - Very High	Sharp elevation contrasts between ridgelines and canyons or valley floors	Great contrasts of scale, detail, and perspective between foreground, middleground, and background	Ridgeline is part of a widely-accepted cultural landmark, such as Saddle Rock, Ladyface Mountain, or coastline	Visually part of greater mountain system that contains no grading, vegetation disturbance or other indication of human	Highly unique features, such as sandstone peaks or dramatic rock formations, or ridgeline frames an exceptional view	Ridgeline strongly defines the boundary between developed communities or jurisdictions or establishes a visual gateway between different areas of Coastal Zone	Ridgeline dramatically frames the ocean or large expanse of sky from a public road	Ridgeline is clearly visible from both directions along a designated Scenic Route	Ridgeline is clearly visible from or overlays one or more official public trails
3 - High	Typical mountain geography, lacking jagged tops or steep features	Moderate contrasts	Ridgeline is in the same viewshed as a widely-accepted landmark or part of an important scenic area	Contains some human disturbance or development	Part of or framing an unusual view offered from more than one location	Ridgeline somewhat defines the boundary between communities or jurisdictions, or may be considered part of a gateway	Ridgeline frames a slight view of the ocean or expanse of sky from a public road	Ridgeline is clearly visible from one direction along a Scenic Route	Ridgeline is visible from parts of, is surrounded by, or runs adjacent to one or more official public trails
2 - Medium	Moderately varied terrain with broad slopes, valleys, and hills	Little contrast; view is dominated by either foreground, middleground or background	Ridgeline is in close proximity to a widely-accepted landmark	Contains a significant amount of human disturbance and development	Part of a common view found throughout the area	May be considered as a community divider	Ridgeline frames the sky from intermittent locations along a public road	Ridgeline is slightly visible from a Scenic Route	Ridgeline is visible from or runs perpendicular to an official public trail
1 - Low	Unvaried terrain with large, flat expanses and no distinguishable landforms	No contrast; topography is level within the viewshed	Ridgeline has no association with a cultural landmark	Ridgeline is part of a very disturbed and developed	Does not contribute to or frame any unique view	No part in defining community boundaries or gateways	Ridgeline does not frame any ocean or sky view	Ridgeline is not visible from a Scenic Route	There are no official public trails near the ridgeline

Table 10. Ridgeline Criteria Evaluation

Number on Map	Topographic Complexity	Near/Far Contrast	Cultural Landmark	Overall Integrity	Uniqueness and Character	Existing Community Boundary or Gateway	Frames Sky or Ocean View	Visible From Scenic Route	Visible from Official Public Trail	Five or More Points of 3 or 4
1	2	2	3	4	2	4	3	4	4	X
2	2	1	3	4	1	4	3	4	4	X
3	2	1	3	1	4	3	4	4	4	X
5	3	2	1	4	2	3	3	4	4	X
6	2	2	1	4	2	3	2	4	1	
7	3	2	1	3	3	3	3	4	4	X
8	1	1	1	4	1	1	2	4	1	
11	2	2	1	3	2	3	3	3	3	X
12	2	1	1	2	2	2	2	2	4	
13	2	2	1	2	2	3	3	3	3	
14	4	4	3	4	4	4	4	4	4	X
15	4	4	4	4	4	2	1	4	4	X
16	2	3	1	3	3	3	3	4	2	X
17	3	3	1	3	3	3	2	4	2	X
18	3	3	3	4	4	2	2	4	2	X
19	2	3	3	3	2	2	1	4	3	X
20	1	2	1	3	2	2	2	3	4	
21	2	3	2	3	3	3	2	1	2	
21a	2	2	1	4	2	3	4	4	4	X
22	2	4	4	3	3	2	2	4	2	X
23	3	4	4	2	3	2	1	4	2	X
24	2	3	1	3	2	2	2	4	2	
25	2	3	1	3	2	3	3	4	4	X
26	2	3	1	2	2	3	3	4	3	X
27	2	3	1	2	1	2	3	4	2	
28	2	2	1	3	2	3	3	4	4	X
29	2	3	1	4	1	1	2	3	1	
30	2	1	3	2	2	3	3	4	4	X
31	2	2	2	2	3	3	3	4	4	X
32	3	4	3	4	3	3	4	4	3	X
33	3	3	3	2	3	2	4	4	2	X

Number on Map	Topographic Complexity	Near/Far Contrast	Cultural Landmark	Overall Integrity	Uniqueness and Character	Existing Community Boundary or Gateway	Frames Sky or Ocean View	Visible From Scenic Route	Visible from Official Public Trail	Five or More Points of 3 or 4
34	2	3	3	3	3	2	3	4	4	X
36	2	2	1	4	2	3	4	4	3	X
38	4	4	1	4	3	3	4	4	4	X
39	2	2	4	3	2	3	3	4	4	X
40	3	1	2	2	3	2	2	4	2	
41	3	2	2	3	3	4	4	4	4	X
42	3	3	2	3	3	2	1	3	3	X
43	3	3	3	3	4	4	4	4	4	X
44	2	2	1	3	2	3	3	4	4	X
45	2	2	1	3	2	3	4	4	4	X
46	2	3	1	2	2	3	4	4	3	X
47	3	3	1	3	2	2	3	1	3	X
48	3	3	2	4	3	4	4	4	4	X
49	2	2	1	3	2	2	4	4	3	
50	2	3	1	3	2	3	3	4	4	X
51	2	3	1	2	1	2	3	1	4	
52	2	3	1	3	2	4	4	4	4	X
53	1	2	1	2	2	3	3	4	3	
54	2	2	1	2	1	2	1	4	3	
55	2	2	1	3	2	2	1	2	4	
56	2	2	1	3	3	3	3	4	4	X
57	3	4	3	3	3	2	4	4	3	X
58	2	2	1	3	2	4	2	1	4	
59	2	3	3	3	2	2	3	1	4	
60	2	2	2	3	2	3	3	3	4	X
61	2	3	1	3	2	4	3	2	3	X
62	2	2	4	2	3	2	4	4	4	X
63	3	3	4	4	4	4	3	4	3	X
64	3	3	2	3	2	3	2	2	4	X
65 *	3	2	3	4	4	3	1	1	2	X
66	3	2	3	3	3	1	2	1	2	

* Unable to Evaluate in the Field

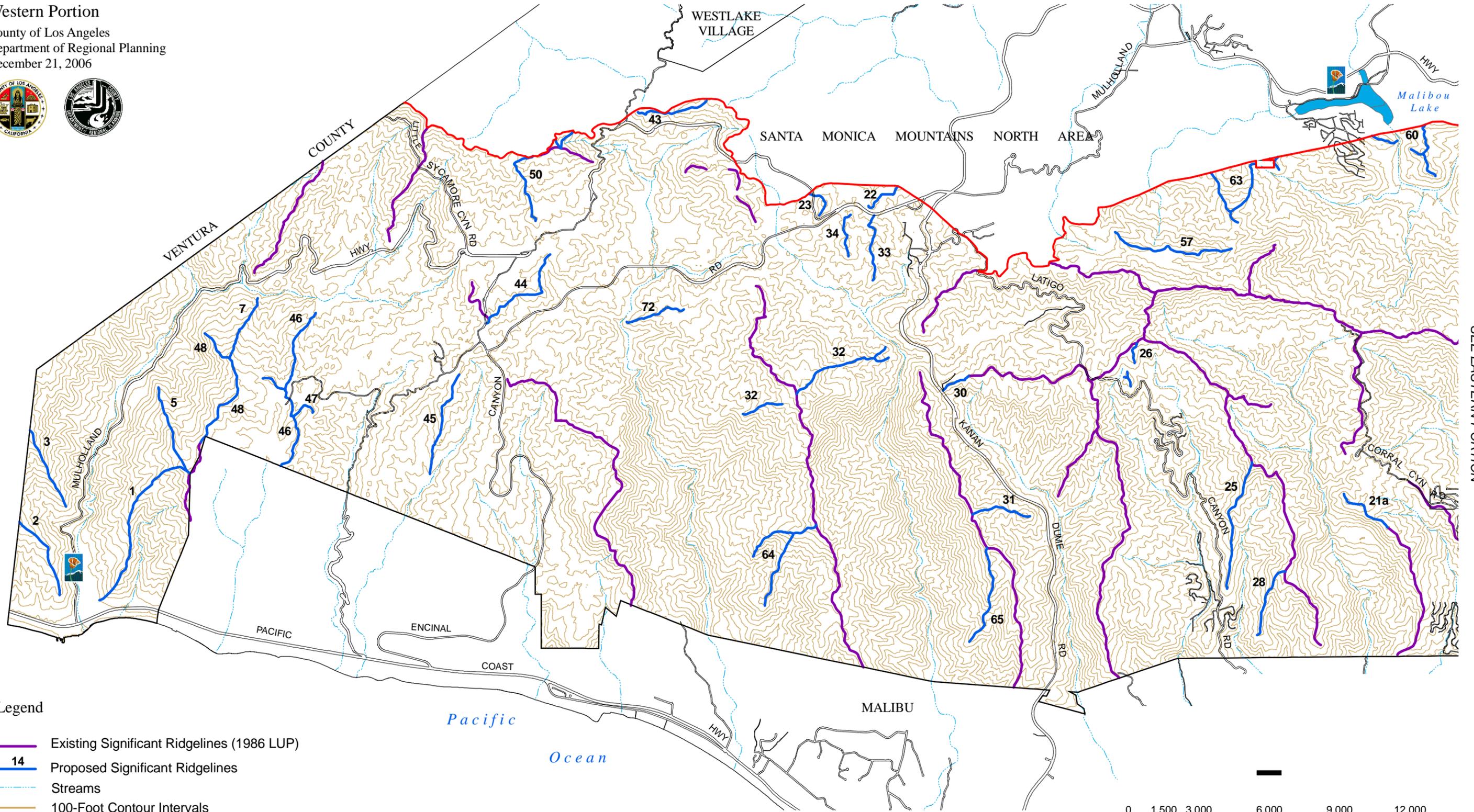
Number on Map	Topographic Complexity	Near/Far Contrast	Cultural Landmark	Overall Integrity	Uniqueness and Character	Existing Community Boundary or Gateway	Frames Sky or Ocean View	Visible From Scenic Route	Visible from Official Public Trail	Five or More Points of 3 or 4
68	3	3	1	4	3	3	3	4	4	X
69	1	3	3	3	2	3	3	4	3	X
70	3	3	3	4	3	1	0	4	3	X
71	2	1	2	2	1	3	1	3	4	
72	2	2	0	3	1	4	3	4	4	X
73	1	1	0	3	2	2	3	3	4	

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Significant Ridgelines

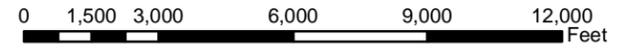
Western Portion

County of Los Angeles
 Department of Regional Planning
 December 21, 2006



SEE EASTERN PORTION

- Legend
- Existing Significant Ridgelines (1986 LUP)
 - Proposed Significant Ridgelines
 - Streams
 - 100-Foot Contour Intervals
 - Coastal Zone Boundary
 - County Scenic Highway



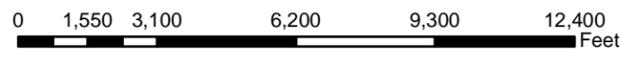
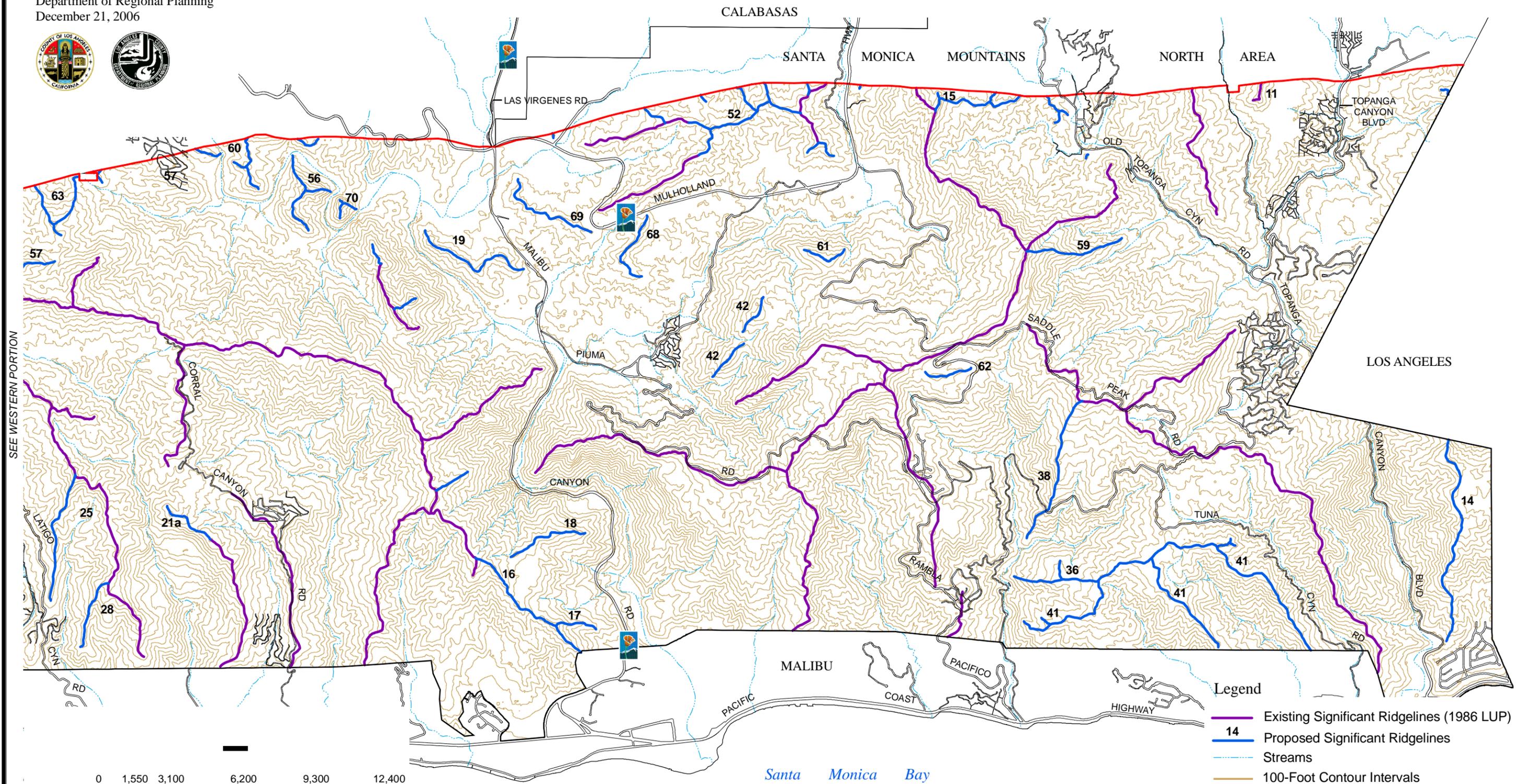
1 inch equals 4,076.110298 feet

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

Significant Ridgelines

Eastern Portion

County of Los Angeles
Department of Regional Planning
December 21, 2006



1 inch equals 4,075 feet

- Legend
- Existing Significant Ridgelines (1986 LUP)
 - 14 Proposed Significant Ridgelines
 - Streams
 - 100-Foot Contour Intervals
 - Coastal Zone Boundary
 - County Scenic Highway

APPENDIX F AIR QUALITY

Setting

The Santa Monica Mountains lie within the South Coast Air Basin (Basin) and serve as an airshed for the Southern California metropolitan area. The Basin is a 6,600-square-mile area bounded by the Pacific Ocean on the west and the San Gabriel, San Bernardino, and San Jacinto Mountains on the north and east. The South Coast Air Quality Management District (AQMD) is the regional agency responsible for air quality monitoring and air pollution control within the Basin.

The topography and climate of Southern California combine to create an area of high air pollution potential in the Basin. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cup over the cool marine layer, which prevents pollution from dispersing upward. This inversion allows pollutants to accumulate within the lower layer. The lack of winds during the summer further limits ventilation from occurring.

Due to the low average wind speeds in the summer and a persistent daytime temperature inversion, emissions of hydrocarbons and oxides of nitrogen have an opportunity to combine with sunlight in a complex series of reactions. These reactions produce a photochemical oxidant commonly known as "smog." Because the Basin experiences more days of sunlight than any other major urban area in the U.S. except Phoenix, the smog potential in the region is higher than in most other major metropolitan areas in the country. Since the 1940s, air quality measurements taken in urban Los Angeles have been among the worst in the country. In particular, the South Coast Air Basin is in extreme non-attainment for ozone, serious non-attainment for carbon monoxide, and serious non-attainment for small particulate matter under 10 microns (PM₁₀).

Air quality in the vicinity of the Santa Monica Mountains varies widely as a result of physiography, climatological conditions, the location or presence of an inversion layer, distance from the coast, and the amount of pollutants emitted into the atmosphere. The Santa Monica Mountains lie along a route for air exchange between coastal and inland valley areas. In the absence of large-scale influences, a daily sea breeze/drainage flow - characterized by afternoon breezes flowing from the sea inland, followed by late evening/early morning breezes from land to sea - dominates local wind patterns. The afternoon winds, which are generally strongest during the summer, flow northward and can reach average speeds of 8 to 12 miles per hour. The late evening/early morning winds generally flow to the south. These drainage winds are strongest in the winter season and average 5 miles per hour. Overall, coastal areas experience better air quality than inland interior valleys and the Santa Monica Mountains exhibit better air quality than the urban landscape.

Sources of Air Pollution

There are two main sources of air pollution in the Santa Monica Mountains: vehicular traffic and construction and grading activities. The largest existing sources of pollutants within the area are vehicles on the local roadway network. In particular, heavy-duty diesel engines - trucks and buses -

release unburned hydrocarbons, carbon monoxide (CO), sulfur oxides, nitrogen oxides (NO_x), particulate matter, and other toxic compounds. Although diesel trucks and buses account for only a small amount of hydrocarbon emissions and carbon monoxide emissions, they contribute large amounts of NO_x and particulates.

Air pollution from construction may include diesel emissions from heavy construction equipment and fugitive dust emissions from grading and other ground disturbing activities. Compliance with AQMD rules and regulations, including Rule 403, would minimize the emission of air pollutants from construction activities and stationary sources. Air quality impacts during construction would be short-term and would be minimized due to the implementation of air pollutant control measures required by these rules and regulations. Because the Coastal Zone Plan identifies future permitted land uses and does not include specific development proposals, construction-related emissions of individual future projects cannot be quantified at this time. Project-specific environmental analysis would be required for future development projects, which may provide additional measures to further reduce air quality impacts during construction.

Two other sources of air pollution are wildfires and prescribed burns. Wildfires are one of many natural sources of particulate matter. Particulate matter is the main pollutant of concern from smoke because it can cause serious health problems. Smoke can also adversely affect the clarity (visual range) of the air. A large-scale fire can significantly increase air levels of carbon monoxide and other pollutants. The amounts depend upon its size, the fuels burning, moisture content of those fuels, topography, and meteorological conditions. Most of the particulate matter produced in wildfires is respirable, meaning it is small enough to pass through the upper respiratory system and enter the lungs. Acute smoke impacts include eye, mucous membrane and respiratory tract irritation, aggravation of chronic respiratory and cardiac disease, and reduced lung function.

Prescribed burns affect local air quality for short periods of time, with air quality returning to normal levels once the burning is completed. Particulate matter is the primary air pollutant from prescribed burns, and may cause short term localized impacts on visibility or serious health effects to sensitive individuals. The use of prescribed fire for land management purposes is regulated by the California Air Resources Board (ARB) under the jurisdiction of the AQMD. The use of backing fires, wind patterns that disperse smoke away from sensitive areas, fuel moisture conditions which promote rapid burnout, and good smoke management plans, all help limit the air pollution contributions from prescribed burns.

Air Quality Standards

Air quality in the Santa Monica Mountains is regulated by several agencies including the U.S. Environmental Protection Agency (EPA), the ARB, and the AQMD. The EPA has established primary and secondary National Ambient Air Quality Standards (NAAQS) for carbon monoxide (CO), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead (Pb), which are referred to as criteria air pollutants. The primary standards protect public health and the secondary standards protect public welfare. The ARB has established California Ambient Air Quality Standards (CAAQS) for these same pollutants, as well as sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particulates, which in most cases are more stringent than the NAAQS. Table 11 summarizes current federal and state ambient air quality standards. The standards are designed to protect the most sensitive persons from illness or discomfort with a margin of safety.

Table 11. Air Pollution Sources, Effects, and Standards

Air Pollutant	State Standard	Federal Standard	Sources	Primary Effects
Ozone (O ₃)	0.09 ppm, 1-hour average	0.12 ppm, 1-hour average; 0.08 ppm, 8-hour average	Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	Aggravation of respiratory and cardiovascular diseases; irritation of eyes; impairment of cardiopulmonary function.
Carbon Monoxide (CO)	9.0 ppm, 8-hour average; 20 ppm, 1-hour average	9.0 ppm, 8-hour average; 35 ppm, 1-hour average	Incomplete combustion of fuels and other carbon-containing substances such as motor vehicle exhaust; natural events, such as decomposition of organic matter.	Reduced tolerance for exercise; impairment of mental function; impairment of fetal development; death at high levels of exposure; aggravation of some heart diseases; reduced visibility.
Nitrogen Oxides (NO _x)	0.25 ppm, 1-hour average	0.053 ppm, annual average	Motor vehicle exhaust; high-temperature stationary combustion; atmospheric reactions.	Aggravation of respiratory illness; reduced visibility; reduced plant growth; formation of acid rain.
Sulfur Dioxide (SO ₂)	0.25 ppm, 1-hour average; 0.05 ppm, 24-hour average with ozone ≥ 0.10 ppm, 1-hour average or TSP ≥ 100 µg/m ³ , 24-hour average	0.03 ppm, annual average; 0.14 ppm, 24-hour average	Combustion of sulfur-containing fossil fuels; smelting of sulfur-bearing metal ores; industrial processes.	Aggravation of respiratory diseases (asthma, emphysema); reduced lung function; irritation of eyes; reduced visibility; plant injury; deterioration of metals, textiles, leather, finishes, coatings, etc.
Respirable Particulate Matter (PM ₁₀)	30 µg/m ³ , annual geometric mean; > 50 µg/m ³ , 24-hour average	50 µg/m ³ , annual arithmetic mean; 150 µg/m ³ , 24-hour average	Stationary combustion of solid fuels; construction activities; industrial processes; atmospheric chemical reactions.	Reduced lung function; aggravation of the effects of gaseous pollutants; aggravation of respiratory and cardio-respiratory diseases; chest discomfort; reduced visibility.
Lead	1.5 µg/m ³ , 30-day average	1.5 µg/m ³ , calendar quarter	Contaminated soil.	Increased body burden; impairment of blood formation and nerve conduction; behavioral and hearing problems in children.

µg/m³ = micrograms per cubic meter of air; ppm – parts per million parts of air, by volume.

Source: CEQA Air Quality Handbook, South Coast Air Quality Management District.

Sensitive Receptors

Certain population groups are especially sensitive to air pollution and should be given special consideration when evaluating air quality impacts from projects. These groups include children, the elderly, persons with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. As defined in the AQMD *CEQA Air Quality Handbook* (1993), a sensitive receptor to air quality is defined as any of the following land use categories: (1) long-term health care facilities; (2) rehabilitation centers; (3) convalescent centers; (4) retirement homes; (5) residences; (6) schools; (7) parks and playgrounds; (8) child care centers; and (9) athletic fields.

Air Quality Monitoring

The Santa Monica Mountains Coastal Zone is located within Source/Receptor Area (SRA) 2 (Northwest Coastal Los Angeles County). This SRA is one of 38 designated areas under the jurisdiction of the AQMD. Communities within a given SRA are expected to have similar climatology, traffic levels, and local point sources of emissions. Subsequently, similar ambient air pollutant concentrations are expected within any given SRA. Unfortunately, fine particulate matter is not monitored within SRA 2. The Southwest Coastal monitoring station (SRA 3) is the next closest station and collects data on particulate matter. The most current six years of data monitored at these two stations are included in Table 12.

Overall, air quality in Northwest Coastal Los Angeles County has improved over the past six years, with the maximum levels of carbon monoxide, nitrogen dioxide, and inhalable particulates on the decline since 1999. The levels of ozone have fluctuated over the past six years, but have improved since 2003.

Table 12. Ambient Air Quality Monitoring Summary, Northwest Coastal Los Angeles/ Southwest Coastal Los Angeles Monitoring Stations¹

Pollutant/Standard	Number of Days Thresholds Were Exceeded and Maximum Levels During Such Violations					
	1999	2000	2001	2002	2003	2004
Ozone						
<i>Days exceeding:</i>						
State 1-Hour \geq 0.09 ppm	4	2	1	1	11	5
Federal 1-Hour > 0.12 ppm	0	0	0	0	1	0
Federal 8-Hour > 0.08 ppm	0	0	0	0	1	1
<i>Maximum levels:</i>						
Maximum 1-Hour Conc. (ppm)	0.117	0.104	0.099	0.118	0.134	0.107
Maximum 8-Hour Conc. (ppm)	0.082	0.079	0.080	0.077	0.105	0.089
Carbon Monoxide						
<i>Days exceeding:</i>						
State 8-Hour > 9.0 ppm	0	0	0	0	0	0
Federal 8-Hour \geq 9.5 ppm	0	0	0	0	0	0
<i>Maximum level:</i>						
Maximum 8-Hour Conc. (ppm)	3.6	4.3	4.0	2.7	2.7	2.3

Table 12. (continued) Ambient Air Quality Monitoring Summary, Northwest Coastal Los Angeles/ Southwest Coastal Los Angeles Monitoring Stations¹

Pollutant/Standard	Number of Days Thresholds Were Exceeded and Maximum Levels During Such Violations					
	1999	2000	2001	2002	2003	2004
Nitrogen Dioxide						
<i>Days exceeding:</i> State 1-Hour \geq 0.25 ppm	0	0	0	0	0	0
<i>Maximum level:</i> Maximum 1-Hour Conc. (ppm)	0.13	0.16	0.11	0.11	0.12	0.09
Inhalable Particulates						
<i>Days exceeding:</i> State 24-Hour $>$ 50 $\mu\text{g}/\text{m}^3$	6	9	8	12	3	2
Federal 24-Hour $>$ 150 $\mu\text{g}/\text{m}^3$	0	0	0	0	0	0
<i>Maximum level:</i> Maximum 24-Hour Conc. ($\mu\text{g}/\text{m}^3$)	69	74	75	121	58	52

¹ Ozone, carbon monoxide, and nitrogen dioxide are as monitored at the Northwest Coastal Los Angeles County station. Particulate matter is as monitored at the Southwest Coastal station; particulate matter is not measured at the Northwest Coastal station.

ppm: parts per million; $\mu\text{g}/\text{m}^3$: micrograms per cubic meter

Source: South Coast Air Quality Management District, 2005.

Air Quality Impacts

Development through 2025 consistent with the land use policies of the proposed Coastal Zone Plan could result in the addition of approximately 1,400 units to the Coastal Zone Plan area's existing housing stock of 2,700 units, for a total of 4,100 units. This is based on the County's projection that approximately 56 units would be built annually in the Coastal Zone between 2000 and 2025.

Construction Impacts

Future development in the Coastal Zone will generate construction-related air quality impacts associated with the following activities: 1) construction equipment exhaust emissions; 2) dust from grading and earth-moving operations; 3) emissions from worker vehicles traveling to and from construction sites; and 4) volatile organic compounds (VOC) emissions from the application of architectural coatings and solvent usage. Construction related air quality impacts will occur periodically throughout the life of the Coastal Zone Plan. Because the Coastal Zone Plan identifies future land uses and does not contain specific development proposals, construction related emissions are speculative and cannot be accurately determined at this stage of the planning process. Thus it is appropriate to require individual development projects to assess the potential significance of construction emissions at subsequent levels of planning and environmental review.

Nevertheless, construction emissions may be estimated for residential projects that would be allowed under the proposed Coastal Zone Plan. A review of grading permits issued in the area over the past three years reveals that approximately 14 permits are issued annually for residential projects, including single-family residences and accessory uses. Using the methodology outlined in the

AQMD *CEQA Air Quality Handbook*, the daily construction emissions associated with grading for 14 housing units have been estimated and are shown below in Table 13. It is assumed that a maximum of 280,000 square feet or 6.4 acres of land would be graded on any given day because each of the 14 homes is anticipated to have a graded surface of 20,000 square feet.

Table 13. Typical Peak Grading Day Construction Emissions

Number and Equipment Type	Hours of Operation	Pollutants (Pounds/day)				
		CO	ROG	NO _x	SO _x	PM ₁₀
14 – Off-Highway Trucks	8	201.6	21.3	467.0	50.4	29.1
7 – Track-type Loaders	8	11.3	5.3	46.5	4.3	3.3
7 – Wheeled Dozers	8	100.8	10.6	-- ¹	19.6	9.2
7 – Scrapers	8	70.0	15.1	215.0	25.8	23.0
Worker Commute Exhaust ²		17.5	1.7	2.4	-- ³	-- ³
Subtotal Exhaust Emissions		401.2	54.1	731.0	100.0	64.6
Fugitive Dust Emissions						
Open Stockpile ⁴						55.0
Dirt/Debris Pushing ⁵						348.8
Graded/Exposed Surface ⁶						169.7
TOTAL GRADING WITHOUT MITIGATION		401.2	54.1	731.0	100.0	638.1
Threshold		550	75	100	150	150
Significant?		NO	NO	YES	NO	YES

Note: Emission factors provided by South Coast Air Quality Management District, *CEQA Air Quality Handbook* (1993), Tables A9-8-A and A9-9.

Assumptions:

1. NO_x emission factor was not available for wheeled dozers.
2. Based on 44 miles round trip commute length for 42 workers.
3. Negligible amount.
4. Emissions from 28,000 square feet of open stockpiles.
5. Emissions by 2 dozers operating 8 hours a day each.
6. Emissions from 6.4 acres of graded/exposed surface.

Grading and construction activities would cause combustion emissions from utility engines, heavy-duty construction vehicles, haul trucks, and vehicles transporting the construction crew. Exhaust emissions during grading and construction activities within individual development sites will vary daily at each site as construction activity levels change. It is assumed that building construction would not begin until after mass grading on any project site is completed. Therefore, there would be no overlap in emissions from grading or building/construction within a project site. It is to be expected, however, that grading on one or more development sites will overlap construction on one or more other sites. In general, the peak grading days of a development project would generate larger amounts of air pollutants than during peak building construction days.

Fugitive dust emissions are generally associated with demolition, land clearing, exposure, vehicle and equipment travel on unpaved roads, and dirt/debris pushing. Dust generated during construction activities would vary substantially depending on the level of activity, the specific operations, and weather conditions. Nearby sensitive receptors and workers may be exposed to blowing dust, depending upon prevailing wind conditions.

The AQMD estimates that each acre of graded surface creates about 26.4 pounds of PM₁₀ per workday during the construction phase of the project and 21.8 pounds of PM₁₀ per hour from dirt/debris pushing per dozer. It is assumed that up to a maximum of 6.4 acres of land would be graded on any one day and that two dozers would be used up to eight hours a day each. A total of 28,000 square feet of open stockpiles would occur on the 14 project sites, which would generate 55 pounds per day (ppd) of PM₁₀. Therefore, approximately 638 pounds of PM₁₀ per day would be generated from soil disturbance without mitigation during peak construction phase. This level of dust emission would exceed the AQMD threshold of 150 pounds per day.

It is assumed further that a total of 42 workers would be working on the 14 project sites. Assuming an average 44-mile round trip commute length for each worker, emissions from the daily 1,848 miles travel by worker commute would generate 17.5 ppd of CO, 1.7 ppd of ROG, and 2.4 ppd of NO_x. Emissions of SO_x and PM₁₀ from vehicle exhaust and tire wear are negligible. As shown in Table 14, peak grading day construction equipment emissions would exceed the AQMD thresholds for NO_x and PM₁₀. Emissions of other criteria pollutants would be below the thresholds.

Architectural coatings contain VOCs that are part of the ozone precursors. Because there is insufficient information at this time for future projects, the VOC emissions associated with architectural coatings are not calculated. Emissions associated with architectural coating can be reduced by using pre-coated/natural colored building materials, water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. Compliance with AQMD Rules and Regulations for architectural coatings would reduce this potential impact to a less than significant level.

Individual development projects within the Coastal Zone will be required by law to comply with regional air quality rules, which would assist in reducing the short-term air pollutant emissions. AQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, Rule 402 requires the implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Implementation of these techniques can reduce the fugitive dust generation (and thus the PM₁₀ component) by 50 to 75 percent. Compliance with Rules 402 and 403 would reduce impacts on nearby sensitive receptors.

Operational Impacts

After housing units are built and occupied, emissions would be generated by both stationary and mobile sources on a regular, day-to-day basis. Stationary emissions would be generated primarily as a result of natural gas consumption, landscape maintenance, and consumer products, such as aerosol sprays and barbeque lighter fluid. Mobile source emissions would be generated by motor vehicles traveling to, from, and within the Coastal Zone Plan area. Table 14 reports the estimated air pollution emissions associated with an increase of 1,400 units in the housing stock, from 2,700 units in 2000 to 4,100 units in 2025. Future pollutant emissions were calculated using the URBEMIS (urban emissions) model.

Table 14. Estimated Air Pollutant Emissions Associated with an Increase in the Housing Stock (Pounds per Day)

Pollutant	Housing Stock in 2000 (2,700 units)	Housing Stock in 2025 (4,100 units)	Difference ¹	Percent Change	AQMD Thresholds	Significant Impact?
Carbon Monoxide (CO)	4,706	962	(3,744)	-80%	550	No
Reactive Organic Gases (ROG)	528	303	(225)	-43%	55	No
Nitrogen Oxides (NO _x)	415	123	(292)	-70%	55	No
Particulate Matter less than 10 microns (PM ₁₀)	219	320	101	46%	150	No

¹Numbers in parentheses indicate a reduction in emissions.

Source: URBEMIS 2002 Model conducted by Department of Regional Planning staff, November 2005.

As shown above, in spite of new development within the Coastal Zone Plan area and the region, long-term pollutant emissions are projected to decrease between 2000 and 2025 for all pollutants except PM₁₀. This can be explained by several factors including (but not limited to):

- Effective ongoing efforts of the AQMD to improve the Basin's air quality, such as incentives and enforcement of rules/regulations;
- Phase-out of older automobiles from the vehicle fleet;
- Improvement of vehicle emissions-control technology, particularly within diesel vehicles; and
- Better control of VOC release from all sources.

Between 2000 and 2025, the level of PM₁₀ is projected to increase by 46 percent. PM₁₀ typically originates from the stationary combustion of solid fuels, construction activities, and atmospheric chemical reactions. A possible explanation for PM₁₀ increasing over the next 20 years is a lack of specific legal control measures for this pollutant. However, this increase would not exceed the AQMD threshold of 150 pounds per day.

Mitigation

The following measures have been shown to mitigate air quality impacts from development activity:

- Require that all new development comply with applicable AQMD construction emissions rules and regulations.
- Enforce the following at construction sites to reduce fugitive dust emissions:
 - a. Require trucks hauling soil, dirt, sand, and other emissive materials to cover their loads.
 - b. Require the suspension of all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

- c. Enclose, cover, water when necessary, or apply approved soil binders, according to manufacturers' specifications, to exposed stock piles, specifically gravel, sand, and dirt.
- d. Require the installation of truck wheel washers and other types of barriers at construction sites to prevent the transport of soil onto public rights-of-way.
- e. Encourage developers to maintain the natural topography to the extent possible to eliminate the need for extensive land clearing, blasting, ground excavation, grading, and cut and fill operations.
- Require all contractors to:
 - a. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
 - b. Use low-sulfur diesel fuel in all equipment.
 - c. Use electric equipment whenever practicable.
 - d. Shut off engines when equipment is not in use for more than five minutes.
- Require the use of vegetative cover, windbreaks, and improved tillage practices to minimize fugitive dust from agricultural uses.
- Encourage the use of building materials and methods that minimize the emissions of reactive organic gases and particulate.
- Require stationary air pollution sources, such as gasoline stations, restaurants with charbroilers and deep fat fryers, to comply with or exceed applicable AQMD rules and control measures.
- Enforce regulations against illegal fires.
- Create the maximum possible opportunities for bicycles and horses as alternative transportation modes and recreational uses.
- Support the development of alternative fuel infrastructure that is publicly accessible.
- Cooperate and participate in the development and implementation of regional air quality management plans, programs and enforcement measures.

APPENDIX G TRANSPORTATION STUDY

Background

In March 2006 the Los Angeles County Department of Public Works (DPW) completed an updated transportation study for the Ventura Corridor area, which includes the Santa Monica Mountains Coastal Zone. The study area is bounded on the north and west by Ventura County and the City of Thousand Oaks; on the south by the Pacific Ocean; and on the east by the City of Los Angeles and Topanga Canyon State Park.

DPW developed a model that was used to analyze current traffic deficiencies and identify congested areas. The model output was for a selected base year (2005) validated by comparing traffic volumes anticipated by the model to actual counts. The model was then expanded to forecast future (2030) traffic conditions by assuming that the General Plan highway network would be in place and that the area would be built out in accordance with local general plans; that is, the Santa Monica Mountains North Area Plan and the Coastal Zone Plan. Socioeconomic variables, such as population, employed residents, and available employment data were calculated based on the land uses designated in each zone. The study area was then divided into traffic analysis zones (TAZ), which are geographic subareas that facilitate the characterization of different parts of a study area. These socioeconomic data provided a basis for estimating trip generation by identifying levels of employment and population densities in each TAZ within the study area. The expanded model was then used to predict future circulation deficiencies.

Highway Network

The highway network is a computerized representation of the major street and highway system within the study area. Data was collected regarding the existing standards for the roadways currently serving the area.

The geographical and operational characteristics of each segment of roadway are contained in the network database. These characteristics include length, speed, capacity, number of lanes, and standard classification.

Only key roads, arterial highways, and freeways are included in the network. However, local streets and driveways for major commercial developments are replicated in the model by the use of centroid connectors. A centroid is an assumed point in a TAZ that represents the origin or destination of all trips to or from the TAZ and a centroid connector links the TAZ to the model highway network.

Model Assumptions

Several field reviews in 1993 of the model study area revealed special considerations that are still viable and need to be addressed in the current base year (2005) model. These special considerations are as follows:

- **Malibu Canyon Road:** The average daily traffic (ADT) capacity assigned to this road was increased from 9,000 vehicles per day (vpd) (standard for a major highway) to 13,000 vpd each direction. The peak hour capacity was raised from 1,000 vehicles per hour (vph) to 1,300 vph each direction to replicate actual operational conditions observed in the field.
- **Topanga Canyon Boulevard:** The ADT capacity assigned to this road was increased from 8,000 vpd (standard for a secondary highway) to 12,000 vpd each direction. The peak hour capacity was raised from 850 vph to 1,200 vph each direction to replicate actual operational conditions observed in the field.

Congestion Summary

Degree of congestion is ascertained by looking at volume-to-capacity (v/c) ratios. Various agencies define levels of congestion based on these ratios. For the purpose of this study, the degrees of congestion are as follows: a ratio greater than 1.00 would generally be considered severely congested. Ratios in the range of 0.85 to 1.00 are considered to be congested.

The modeled base year (2005) cumulative congestion areas for daily and morning (AM) peak hour scenarios are shown in Table 15 below. As shown below, locations of year 2005 traffic congestion include segments of the following roadways: Malibu Canyon Road, Mulholland Highway, Pacific Coastal Highway, and Topanga Canyon Boulevard. The study did not identify any congestion areas within the Coastal Zone for afternoon (PM) peak hour scenarios.

Table 15. Locations of Year 2005 Traffic Congestion within the Coastal Zone

	Roadway	Location
Morning Peak Hour	Malibu Canyon Road	Southbound from Mulholland Highway to Civic Center Way
	Pacific Coast Highway	Eastbound from Civic Center Way to the eastern boundary of Coastal Zone Plan area
	Topanga Canyon Boulevard	Southbound from Mulholland Highway to Pacific Coast Highway
Average Daily Traffic (ADT)	Malibu Canyon Road	Northbound from south of Piuma Road to Mulholland Highway
	Mulholland Highway	Eastbound from Mulholland Drive to Topanga Canyon Boulevard
	Pacific Coast Highway	Eastbound from just west of Topanga Canyon Boulevard to the eastern boundary of the Coastal Zone Plan area

Planning studies often use a horizon date of approximately 20 years in the future. The year 2030 designation does not imply that full buildout of the area will occur by 2030, but represents a useful horizon year for planning the area's transportation needs.

The 2030 land use data was compiled to account for all possible development under the two local general plans, the North Area Plan, and the Coastal Zone Plan. The data compiled took into account all proposed, tentative, and approved developments as well as approved plan amendment developments as of mid-2005.

Based upon the highway network and socioeconomic factors, a deficiency analysis for the Future Year 2030 scenario was performed to determine the expected congested areas of the roadway network. As with the deficiency analysis performed for the base year (2005) conditions, these expected areas of congestion can then be studied in more detail to determine causes and possible solutions to each problem. The projected year (2030) cumulative congestion areas for average daily, morning, and afternoon peak hour scenarios are shown in Table 16 below.

Table 16. Locations of Projected Year 2030 Traffic Congestion within the Coastal Zone

	Roadway	Location
Morning Peak Hour	Malibu Canyon Road	Southbound from Mulholland Highway to Civic Center Way
	Pacific Coast Highway	Eastbound from Civic Center Way to Topanga Canyon Boulevard. Both directions from Topanga Canyon Boulevard easterly to the Coastal Zone Plan area boundary
	Topanga Canyon Boulevard	Southbound from just south of Mulholland Highway to Pacific Coast Highway
Afternoon Peak Hour	Malibu Canyon Road	Southbound from Mulholland Highway to Civic Center Way
	Pacific Coast Highway	Both directions from the study area boundary to Topanga Canyon Boulevard
	Topanga Canyon Boulevard	Southbound from Fernwood Pacific Drive to Pacific Coast Highway
Average Daily Traffic (ADT)	Malibu Canyon Road	Both directions from Mulholland Highway to Piuma Road and northbound from just north of Civic Center Way to Piuma Road
	Mulholland Highway	Both directions from Cornell Road to Las Virgenes Road
	Pacific Coast Highway	Both directions from Civic Center Way eastbound to the eastern boundary of the Coastal Zone Plan area

According to the study, traffic conditions will worsen between 2005 and 2030. As shown above, locations of projected year 2030 traffic congestion include segments of the following roadways: Malibu Canyon Road, Mulholland Highway, Pacific Coastal Highway, and Topanga Canyon Boulevard. While the study did not identify any congestion areas within the Coastal Zone for afternoon peak hour scenarios in 2005, three were identified for the year 2030: Malibu Canyon Road, Pacific Coast Highway, and Topanga Canyon Boulevard.

APPENDIX H

STORMWATER POLLUTION MITIGATION BEST MANAGEMENT PRACTICES

Many pollutants are introduced into watersheds through water that runs off from developed areas. The runoff picks up materials such as oil, transmission fluid, cleansers, animal waste, and pesticides from driveways, streets, and landscaping. This polluted runoff reaches Santa Monica Bay and the Pacific Ocean, contributing to the impairment of those waters. These pollutants can have significant impacts on the ability of fauna such as amphibians and fish to reproduce viable offspring, the ability of locally-indigenous vegetation to remain healthy, and can present a significant health risk to humans.

These materials are a part of modern life. It is when they are used or disposed of improperly that they become a pollutant and a hazard. While it is probably not possible to eliminate these materials from the environment, it is imperative to reduce their impact on the natural environment. The impacts can be reduced by utilizing the following three management strategies:

1. Site design
2. Source control
3. Treatment control

Site design involves practices such as minimizing impervious surfaces, physically directing runoff to landscaping that acts as a filter for the pollutants, and retaining natural vegetation and topography.

Source control involves preventing the introduction of materials into the environment through minimizing the exposure of these materials to rainfall or irrigation.

Treatment control utilizes various practices to trap water and remove pollutants soon after their introduction to the environment, preventing widespread impacts.

The following are a list of management practices designed to implement the three management strategies discussed above. These best management practices (BMPs), compiled from the Department of Public Works, the Environmental Review Board, and industry practices, should be incorporated into all development projects, whether for a new single-family residence or for a landscape remodel. Many of the BMPs may be incorporated into existing development and landscaping with minimal expense. All BMPs must be utilized consistent with County zoning and building codes and other applicable regulations.

Site Design BMPs

Minimizing Impervious Areas

- Reduce sidewalk widths
- Incorporate landscaped buffer areas between sidewalks and streets

- Design residential streets for the minimum required pavement widths
- Minimize the number of residential street cul-de-sacs and incorporate landscaped areas to reduce impervious cover
- Use open space development that incorporates smaller lot sizes
- Increase building density while decreasing the building footprint
- Reduce overall lot imperviousness by promoting alternative driveway surfaces and shared driveways that connect two or more homes together
- Reduce overall imperviousness associated with parking lots by providing compact car spaces, minimizing stall dimensions, incorporating efficient parking lanes, and using pervious materials in spillover parking areas

Increase Rainfall Infiltration

- Use permeable materials for private sidewalks, driveways, parking lots, and interior roadway surfaces (examples: hybrid lots, parking groves, permeable overflow parking, etc.)
- Direct rooftop runoff to pervious areas such as yards, open channels, or vegetated areas, and avoid routing rooftop runoff to the roadway or the urban runoff conveyance system

Maximize Rainfall Interception

- Maximize canopy interception and water conservation by preserving existing native trees and shrubs, and planting additional native or drought tolerant trees and large shrubs

Minimize Directly Connected Impervious Areas (DCIAs)

- Draining rooftops into adjacent landscaping prior to discharging to the storm drain
- Draining parking lots into landscape areas co-designed as biofiltration areas
- Draining roads, sidewalks, and impervious trails into adjacent landscaping

Slope and Channel Protection

- Planting native or drought-tolerant vegetation on slopes
- Use of natural drainage systems to the maximum extent feasible
- Energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels
- Stabilizing permanent channel crossings

Maximize Rainfall Interception

- Cisterns
- Foundation planting

Increase Rainfall Infiltration

- Dry wells

Source Control BMPs

- Storm drain system stenciling and signage
- Regular street and parking lot sweeping
- Outdoor material and trash storage area designed to reduce or control rainfall runoff
- Efficient irrigation system

Treatment Control BMPs

Biofilters

- Grass swale
- Grass strip
- Wetland vegetation swale
- Bioretention

Detention Basins

- Extended/dry detention basin with grass lining
- Extended/dry detention basin with impervious lining

Infiltration Basins

- Infiltration basin
- Infiltration trench
- Porous asphalt
- Porous concrete
- Porous modular concrete block

Wet Ponds and Wetlands

- Wet pond (permanent pool)
- Constructed wetland

Drainage Inserts

- Oil/Water separator
- Catch basin insert
- Storm drain inserts
- Catch basin screens

Filtration Systems

- Media filtration
- Sand filtration

Hydrodynamic Separation Systems

- Swirl Concentrator
- Cyclone Separator

APPENDIX I STATEMENT OF DEFENSE FORM

A person may engage in activity in the Coastal Zone that requires a coastal development permit from the County without first having obtained the permit, or in activity that may be inconsistent with a coastal development permit previously issued by the County. In these instances, the director may issue an order directing that person to cease and desist such activity, and may issue a restoration order. The Statement of Defense form provides that person a way to respond in writing to the cease and desist or restoration order.

Statement of Defense Form

DEPENDING ON THE OUTCOME OF FURTHER DISCUSSIONS THAT OCCUR WITH THE DEPARTMENT OF REGIONAL PLANNING ENFORCEMENT STAFF AFTER YOU HAVE COMPLETED AND RETURNED THIS FORM, (FURTHER) ADMINISTRATIVE OR LEGAL ENFORCEMENT PROCEEDINGS MAY NEVERTHELESS BE INITIATED AGAINST YOU. IF THAT OCCURS, ANY STATEMENTS THAT YOU MAKE ON THIS FORM WILL BECOME PART OF THE ENFORCEMENT RECORD AND MAY BE USED AGAINST YOU.

YOU MAY WISH TO CONSULT WITH OR RETAIN AN ATTORNEY BEFORE YOU COMPLETE THIS FORM OR OTHERWISE CONTACT THE DEPARTMENT OF REGIONAL PLANNING ENFORCEMENT STAFF.

This form is accompanied by either a cease and desist order or restoration order issued by the director or a notice of intent to initiate cease and desist order or restoration order proceedings before the Regional Planning Commission. This document indicates that you are or may be responsible for or in some way involved in either a violation of County code provisions or of a coastal development permit. The document summarizes what the (possible) violation involves, who is or may be responsible for it, where and when it (may have) occurred, and other pertinent information concerning the (possible) violation.

This form requires you to respond to the (alleged) facts contained in the document, to raise any affirmative defenses that you believe apply, and to inform the staff of all facts that you believe may exonerate you of any legal responsibility for the (possible) violation or may mitigate your responsibility. This form also requires you to enclose with the completed statement of defense form copies of all written documents, such as letters, photographs, maps, drawings, etc. and written declarations under penalty of perjury that you want the Regional Planning Commission to consider as part of this enforcement hearing.

You should complete the form as fully and accurately as you can and as quickly as you can and return it no later than _____ to the Department of Regional Planning's enforcement staff at the following address:

Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

If you have any questions, please contact as soon as possible _____ of the Department of Regional Planning enforcement staff at telephone number (213) 974-6483.

1. Facts or allegations contained in the cease and desist order or the notice of intent that you admit (with specific reference to the paragraph number in such document):

2. Facts or allegations contained in the cease and desist order or notice of intent that you deny (with specific reference to the paragraph number in such document):

3. Facts or allegations contained in the cease and desist order or notice of intent of which you have no personal knowledge (with specific reference to the paragraph number in such document):

4. Other facts which may exonerate or mitigate your possible responsibility or otherwise explain your relationship to the possible violation (be as specific as you can; if you have or know of any document(s), photograph(s), map(s), letter(s), or other evidence that you believe is/are relevant, please identify it/them by name, date, type, and any other identifying information and provide the original(s) or (a) copy(ies) if you can):

5. Any other information, statement, etc. that you want to offer or make:

6. Documents, exhibits, declarations under penalty of perjury or other materials that you have attached to this form to support your answers or that you want to be made part of the administrative record for this enforcement proceeding (Please list in chronological order by date, author, and title and enclose a copy with this completed form):

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

CHANGES to PROPOSE to the BOARD OF SUPERVISORS OCTOBER 23, 2007

Conditional Certificate of Compliance

- Require that a minor coastal development permit be obtained for a conditional certificate of compliance in the Santa Monica Mountains Coastal Zone. (Section 21.60.070, p. 5)

Rural-Coastal Zone

- Add water wells to accessory uses and structures. (Section 22.40.820, p. 16)
- Identify a specific number for limits on vehicular traffic generated by arts and crafts uses in the Rural-Coastal Zone. (Section 22.40.810 C.8, p. 14)
- Clarify that new access roads crossing vacant parcels are subject to a minor coastal development permit, and define “new.” (Section 22.40.830, p. 16)
- Allow home-based occupations in the Rural-Coastal Zone with an administrative coastal development permit rather than the minor CDP currently suggested. (Section 22.40.830, p. 17)
- Add water reservoirs, dams, treatment plants, etc, to uses subject to major coastal development permits. (Section 22.40.840, p. 18)

Definitions

- Add a definition for “wildlife-permeable fencing.” (Section 22.44.506, p. 29)

Environmental Review Board

- A provision requiring fees associated with monitoring or periodic inspection for conditions should be moved from the provisions addressing ERB review to the provisions addressing additional coastal development permit requirements. (From Section 22.44.513, p. 33, to Section 22.44.516, p. 37)

Procedure for Removing Environmentally Sensitive Habitat Area Designation (ESHA)

- Clarify that applicants must amend any coastal development permit application where the final determination for the ESHA designation affects the conditional approval. (Section 22.44.515 C.8, p. 37)

Additional Coastal Development Permit Procedures

- Remove subsection A. Application for a waiver – information required, to its own section, as an application for a waiver is not part of a coastal development permit application. (Section 22.44.516, p. 37)

- Clarify that water must be provided either by well or by municipal water system. (Section 22.44.516 B.10.b, p. 40)

Transfer of Development Credit Program

- Simplify the wording for the number of lots that must be retired for each dwelling unit in a multiple dwelling unit development, regardless of the size of the dwelling unit. (Section 22.44.603 B.2, p. 47)

Crops

- Add Best Management Practices for more sustainable crop production, such as for groundcover between rows, mulching, anti-dust strategies, and pesticide application. (Section 22.44.610, p. 63)

Wireless Telecommunication Facilities

- Add provisions to ensure that the undergrounding of facilities does not damage sensitive resources such as oak trees. (Section 22.44.613, p. 67)

Water Resources

- Provide design guidelines to minimize the environmental and visual impacts of bridges. (Section 22.44.614, p. 69)

Trail and Resource Protection Requirements

- Add wording to clarify that any decision to impose trail or resource protection requirements will be based in part on an evaluation of the project's impacts on the resource. (Section 22.44.616, p. 71)

Incentive Program for Certain Development Actions

- Allow development within the Watersheds Sensitive Environmental Resource Area to have a 15,000-square-foot building site. (Section 22.44.622 D.2, p. 78)

Exploratory Testing

- Require an administrative coastal development permit to conduct exploratory testing for water wells, percolation for onsite wastewater treatment systems, geologic hazards, and any other activity associated with evaluating a site for development. (New Community-wide Development Standards section)

Rural Inns

- Limit the concentration of rural inns. (Section 22.44.702, p. 81)
- Allow the building site to occupy an area greater than three acres, but retain the 20 percent limitation. (Section 22.44.702 H, p. 82)

Zone-Specific Development Standards

- Add water wells as an accessory use in all Santa Monica Mountains Coastal Zone zones. (Sections 22.44.703, 22.44.715, 22.44.727, 22.44.733, and 22.44.739)

Zone C-1

- Use the same floor-area ratio as exists in the Santa Monica Mountains North Area Community Standards District (CSD), and limit building heights to that proposed in the rest of the Santa Monica Mountains Coastal Zone CSD. (Section 22.44.720, p. 88)

Zone C-2

- Use the same floor-area ratio as exists in the Santa Monica Mountains North Area Community Standards District (CSD), and limit building heights to that proposed in the rest of the Santa Monica Mountains Coastal Zone CSD. (Section 22.44.726, p. 90)

Sensitive Environmental Resource Areas

- Require bridges to comply with design guidelines that minimize their environmental and visual impacts. (Section 22.44.804 B, p. 99)

Scenic Resource Areas

- Allow a 10 percent enlargement of structures located on Significant Ridgelines or within the protected area of a Significant Ridgeline, to be consistent with the California Coastal Act. (Section 22.44.815 C.4.b, p. 110)

Rural Villages

- Add a provision to prohibit land divisions in Rural Villages. (Section 22.44.826, p. 116)

Coastal Development Permit Application Types and Review Procedures

- Move proposed Section 22.56.2305 to the Santa Monica Mountains CSD, and clarify the method used to determine what type of coastal development permit must be applied for. (Page 134)
- Delete requirement for a major coastal development permit where a use cannot meet the standards of development in Title 22. (Section 22.56.2305 A.3, p. 135)

Administrative Coastal Development Permit

- Move proposed Section 22.56.2405 to the Santa Monica Mountains CSD. (Page 137)

Filing Fees and Deposits

- Add fee for a coastal development permit waiver. (Section 22.60,100, p. 141)

**REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM**

The Regional Planning Commission (RPC) held a public hearing on October 25, 2006, which was continued to November 6, 2006 and January 24, 2007, to consider the Santa Monica Mountains Local Coastal Program (LCP). The RPC approved the LCP on March 7, 2007. The proposed LCP consists of the Coastal Zone Plan, a community standards district, and other implementing actions including a zoning consistency program, a lot merger ordinance, and changes to the County's Subdivision Ordinance (Title 21) and the Planning and Zoning Ordinance (Title 22). Located in the Third Supervisorial District, the Santa Monica Mountains Coastal Zone is the unincorporated area located west of the City of Los Angeles, east of Ventura County, and south of the coastal zone boundary, excluding the City of Malibu.

Notice of the public hearing was published in local newspapers (The Malibu Times, La Opinión, and The Daily News) and over 5,000 notices were sent to every property owner in the Coastal Zone, to owners of property in Los Angeles County within 500 feet of the Coastal Zone, as well as to those individuals and organizations on the Department's Santa Monica Mountains LCP courtesy mailing list. The draft LCP, staff report, and maps of the existing land use categories and zoning were available for review at the following locations:

- Department of Regional Planning, 320 West Temple Street, Room 1356, Los Angeles
- Department website, <http://planning.co.la.ca.us/spSmmlcp.htm>
- Agoura Hills Library, 29901 Ladyface Court, Agoura Hills
- Calabasas Library, 23975 Park Sorrento, Calabasas
- L.A. County One-Stop Center, 26600 Agoura Road, Calabasas
- Malibu Library, 23519 W. Civic Center Way, Malibu
- Palisades Branch Library, 861 Alma Real Drive, Pacific Palisades
- Westlake Village Library, 31220 Oak Crest Drive, Westlake Village
- Resource Conservation District, 122 N. Topanga Canyon Boulevard, Topanga

October 25, 2006

Staff presented the proposed LCP to the Commission for its review at a meeting held in Downtown Los Angeles. Approximately 20 people attended the hearing. The Commission held a brief discussion and then opened the public hearing. Six individuals testified at the hearing and expressed their opinions on several aspects of the LCP. The testimony is summarized below.

Testifiers in favor expressed their support for the LCP because it will enable the County to gain local control over land use and zoning matters in the Coastal Zone, and it establishes policies and standards to protect coastal resources. Speakers included representatives from the Department of Public Works, Las Virgenes Municipal Water District, Resource Conservation District of the Santa Monica Mountains, and the Santa Monica Mountains Conservancy.

One testifier representing property owners in the area disagreed with the provisions for unmapped ESHA. Specifically, she argued that property owners should not be required to

reevaluate whether ESHA exists on their property and redesign their project after plans have been submitted. Another speaker indicated that Regional Planning staff should work with property owners individually to find a suitable location to build on their property.

The Commission continued the hearing to November 6, 2006, in the community, to offer individuals another opportunity to testify.

November 6, 2006

This hearing was held in the evening at Alice C. Stelle Middle School in Calabasas. Approximately 120 people attended the hearing. The Commission took testimony from 29 individuals. Those who testified in favor of the ordinance believed that the LCP would preserve environmentally sensitive habitat areas, scenic resources, recreational resources and areas, and other coastal resources. Speakers included representatives from the National Park Service, the California Department of Parks and Recreation, and local conservation and homeowner associations.

Some speakers opposing the LCP disagreed with the designation of Significant Ridgelines on their properties and the methodology used in determining whether a ridgeline is significant. A number of speakers indicated that arts and craft uses should be permitted in the R-C Zone in Old Topanga. Also, some wanted the LCP to allow for a full range of equestrian facilities, given the significance of horses in the history and cultural heritage of the Santa Monica Mountains. Other issues raised included applicability of the LCP, parks and recreational facilities, trails, mapping errors, property rights and values, and water quality.

The Commission then continued the hearing to allow for additional testimony and further discussion by the Commissioners. The Commission also directed staff to prepare: 1) responses to comments received between October 25 and November 16, 2006; and 2) changes to propose to the Commission at the continued hearing scheduled for January 24, 2007, in Downtown Los Angeles.

January 24, 2007

The Commission took testimony from 28 individuals. Approximately 60 people attended the hearing. Most who spoke in favor supported the tiered approach to ESHA as proposed by the LCP. Some supported policies and standards in the LCP that allows for equestrian uses throughout the Santa Monica Mountains.

A number of testifiers opposing the LCP said that there were flaws in the methodology used in the designation of significant ridgelines. Some indicated that the LCP "goes too far" by removing property rights and reducing property values.

The Commission closed the public hearing, discussed issues raised during testimony, and then directed staff to address six issues that they believed needed further evaluation. The six

issues were:

1. Whether definition of "person" should include those with a fractional share (as in a company)
2. Piuma area as a Significant Watershed
3. Hardening of streams
4. Clustering homes
5. Definition of "agriculture"
6. Off-road biking trails

The Commission directed staff to return with responses and any proposed changes to address the above issues.

March 7, 2007

The Commission heard comments from three individuals, reviewed staff's responses and proposed changes, approved the proposed LCP on a vote of 5-0, and directed staff to transmit the LCP to the Board of Supervisors for their consideration.

**NOTICE OF PUBLIC HEARING
PROPOSED
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM**

NOTICE IS HEREBY GIVEN that the Regional Planning Commission, County of Los Angeles has recommended approval of the proposed Santa Monica Mountains Local Coastal Program (LCP) that consists of the Coastal Zone Plan, and implementing actions including the community standards district (CSD), amendments to the Subdivision Ordinance and the Planning and Zoning Ordinance (Titles 21 and 22 of the County Code), and a zoning consistency program. The preparation of the proposed LCP is necessary to comply with the Coastal Act and transfer coastal development permitting authority from the Coastal Commission to the County.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, Room 383, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on October 23, 2007** pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following:

1. Proposed Plan Amendment 2006-0008-(3) repealing the 1986 Malibu Land Use Plan and adopting the Santa Monica Mountains Coastal Zone Plan.
2. Proposed amendments to Title 21 (Subdivision Ordinance), and Title 22 (Planning and Zoning Ordinance), including the establishment of a community standards district, the new Rural-Coastal Zone, and lot merger provisions.
3. Proposed Zone Change No. 2006-00009-(3), necessary to ensure that the zoning is consistent with the land use categories designated in the Coastal Zone Plan.

All interested persons will be heard at the public hearing.

Copies of the proposed Local Coastal Program and related documents are available for review at these locations:

- Dept. of Regional Planning website: <http://planning.co.la.ca.us/spSmmllcp.htm>
- Dept. of Regional Planning office: Monday-Thursday (**closed on Fridays**) from 7:00 a.m.-6:00 p.m., Hall of Records, 320 West Temple Street, Room 1356, Los Angeles, CA 90012
- Agoura Hills Public Library: 29901 Ladyface Court, Agoura Hills, CA 91301
- Calabasas Public Library: 23975 Park Sorrento, Calabasas, CA 91302
- Los Angeles County One Stop Center: 26600 Agoura Road 110, Calabasas, CA 91302
- Malibu Public Library: 23519 W. Civic Center Way, Malibu, CA 90265
- Palisades Branch Public Library: 861 Alma Real Drive, Pacific Palisades, CA 90272
- Resource Conservation District: 30000 Mulholland Hwy., Agoura Hills, CA 91301
- Westlake Village Public Library: 31220 Oak Crest Drive, Westlake Village, CA 91361

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Ms. Gina M. Natoli, AICP, at (213) 974-6422.

The process to prepare and certify an LCP has a special status under the California Environmental Quality Act (CEQA). The LCP process is considered to be a functionally equivalent program, and is exempt from CEQA provisions relating to the preparation of an environmental impact report and other procedural requirements (Section 21080.9 of the Public Resources Code).

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6466.

SACHI A. HAMA
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS